



**307, 85 Sage Hill Heights NW  
Calgary, Alberta**

**MLS # A2301124**



**\$558,800**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, See Remarks, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** NA

Welcome to an exceptional opportunity in the highly sought-after community of Sage Hill—where modern design, functionality, and natural beauty come together in this better-than-new, fully developed townhome. Offering four spacious bedrooms and a rare double attached garage, this home stands out from the rest with a layout and features that are nearly impossible to find at this price point—listed below new build cost and significantly under tax-assessed value. From the moment you step inside, you’ll appreciate the thoughtful design and luxury finishes throughout. The main floor boasts an incredibly functional and inviting layout, highlighted by a rare, dedicated dining area—perfect for hosting family dinners or entertaining guests, a feature seldom found in townhome living. The open-concept design flows seamlessly into the bright and stylish kitchen and living space, creating a warm and welcoming atmosphere. Upstairs and throughout the home, you’ll find four well-appointed bedrooms, offering flexibility for growing families, home offices, or guest accommodations. The home is fully developed, so there’s nothing left to do but move in and enjoy. One of the true highlights of this property is its premium ravine-backing location. Step outside to your covered deck, ideal for year-round BBQs, or relax on your private patio overlooking the peaceful ravine, where you can unwind with added privacy and serene views—a rare and valuable feature in this community. Additional peace of mind comes with the remaining new home warranty, giving you confidence in your investment. Located just steps from walking paths and nature, and only a short walk to shopping amenities including T&T Supermarket, this home offers the perfect balance of convenience and tranquility. Rarely do homes like this come

available&mdash;with a double attached garage, four bedrooms, luxury finishes, and a prime ravine location&mdash;all at a price that simply can&rsquo;t be replaced. Don&rsquo;t miss your chance to own one of Sage Hill&rsquo;s best values!