



**87 Sage Hill Way NW**  
**Calgary, Alberta**

**MLS # A2304206**



**\$590,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** 3 Garden Beds, Greenhouse

Welcome to this stunning two-storey home in the highly sought-after community of Sage Hill, offering 4 bedrooms and 4 bathrooms with a fully finished basement and double detached garage. From the moment you arrive, the charming front porch sets the tone—perfect for enjoying your morning coffee. Inside, the main floor features a bright, open-concept layout designed for both everyday living and entertaining. The inviting living room is anchored by a cozy gas fireplace, while the spacious dining area flows seamlessly into a beautifully appointed kitchen complete with a center island and views of the sunny, south-facing backyard. Step outside to your own private oasis—a gardener’s dream featuring garden boxes and a greenhouse, ideal for those who love to grow and enjoy the outdoors. Upstairs, you’ll find three generously sized bedrooms, including a king-sized primary retreat with a walk-in closet and a 4-piece ensuite. An additional full bathroom and convenient upstairs laundry complete this level. The fully finished basement expands your living space with a large recreation room, a fourth bedroom, a full bathroom, and ample storage—perfect for guests, teens, or a home office setup. This home has been updated for peace of mind, featuring a new roof with upgraded shingles on both the house and garage (2025), brand new siding on the entire exterior of the home and garage (2025), and new windows on the north and west sides of the home (2025). A radon mitigation system was professionally installed in 2020, adding an extra layer of safety and comfort. Located less than half a block from the breathtaking Sage Hill valley and pathway system, you’ll enjoy easy access to scenic walks, nature, and outdoor activities for the whole family. This is the perfect blend of comfort, functionality, and location—an exceptional place to

call home.