



**63 Sage Hill Heights NW  
Calgary, Alberta**

**MLS # A2140663**



**\$915,700**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,220 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	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, Unfinished	<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>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Harmony by Calbridge Homes, a stunning two-story residence designed for modern living. This exquisite 3-bedroom, 2.5-bath home features a double attached garage and a central kitchen with a flush island and upgraded appliance package, perfect for culinary enthusiasts. The grand open-to-above great room boasts a ceiling-height gas fireplace, creating a warm and inviting focal point. A versatile lifestyle room on the main level adds extra functionality, while the upper level hosts a spacious bonus room, a convenient laundry room, and three bedrooms. The luxurious primary bedroom is complete with a walk-in closet and a lavish 5-piece ensuite, providing a serene retreat for homeowners. This home sits on south facing ravine site and has a 125' long backyard. Photos are representative.