



**95 Sage Hill LANE NW**  
**Calgary, Alberta**

**MLS # A2142956**



**\$775,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

**\*\*Stunning Corner-Lot Calbridge Built home with Legalized Basement Suite\*\*** Discover your dream home with this remarkable 2-story residence, perfectly situated on a spacious corner lot. Boasting an open concept design, this home offers a large, sun-drenched kitchen with windows on three walls, ensuring plenty of natural light throughout the day. The main floor features an expansive living area perfect for entertaining, while the second floor offers a versatile bonus room, ideal for a home office, playroom, or additional living space. The master suite and additional bedrooms are generously sized, providing comfort and privacy for the whole family. The legalized basement suite is a standout feature, providing a fantastic opportunity for rental income or extended family living. This self-contained unit has its own private entrance and comes complete with a full kitchen, cozy living area, and separate laundry facilities. Additional highlights include: - Bright and spacious interiors with large windows - Modern, fully equipped kitchens in both units - Private laundry facilities for both the main home and basement suite - Versatile bonus room on the second floor - Prime corner lot location with great curb appeal included. This home is perfect for families looking for space, light, and the added benefit of a legalized basement suite. Don't miss the opportunity to make this your forever home! Imagine Hosting the Stanley Cup Playoffs in your new home. Go Oilers.