



**104 Sage Hill Crescent NW  
Calgary, Alberta**

**MLS # A2158235**



**\$949,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,407 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Few Trees, Gazebo, Landscaped, Level, Un		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		
<b>Inclusions:</b>	N/A		

Discover your dream home in a vibrant family-friendly community! This stunning 4-bedroom residence ON A LARGE PIE SHAPED LOT offers the perfect blend of comfort and luxury, featuring TWO spacious PRIMARY suites for ultimate privacy and convenience, along with two cozy kids' bedrooms and a versatile loft area & an EXTENDED garage. The heart of the home is the kitchen including a walk through PANTRY & boasting elegant quartz countertops, UPGRADED cabinets, & stainless steel appliances, including a gas stove, perfect for culinary enthusiasts and those that like to entertain.. The inviting living room is complete with a cozy fireplace, creating a warm and welcoming atmosphere. For those who need a quiet workspace, the den with French doors offers a peaceful retreat , Step outside to your own PRIVATE OASIS where an amazing backyard awaits. Enjoy the STAMPED CONCRETE patio, a charming sitting area with a gazebo, & a FIREPIT AREA ideal for relaxing or entertaining guests. Families will love the playground just across the street, providing endless fun for the little ones. Stay comfortable year-round with CENTRAL AIR CONDITIONER. This home is nestled in a great family community with plenty of kids, making it the perfect place to create lasting memories. Close to shopping including Walmart ,T&T , Costco and tons more. Don't miss the opportunity to make this exceptional property your forever home!