



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

MLS # A2176229



\$949,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,561 sq.ft. | Age: | 2009 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|---|-------------------|-----------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected |
| Features: | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry | | |

Inclusions: Garden Shed

If quality living is what you seek, this luxurious home awaits you here! Nestled above the serene Sage Hill Ravine, this exquisite FULLY Developed 4 Bedroom/4 Bath 2 Story home offers 3,695 Sqft of premium living space. It showcases numerous upgrades, including BRAND NEW SIDING & SHINGLES, just completed in NOV, 2024, freshly refinished Hardwood floors, completely painted in the last 2 yrs. The home features enhanced lighting & electrical systems, a Lutron home system controlling speakers, sound system, power blinds, upgraded windows, dual fireplaces, zoned heating, 9-foot ceilings, central air.& much more. Check the Brouchure for ALL the IMPROVEMENTS! The expansive Island kitchen boasts full-height, oversized custom Maple Cabinetry, Granite Countertops, Stainless appliances, and a luminous kitchen nook, complemented by a second Living Room/Flex room with a charming two-sided Fireplace. The upper level has three bedrooms, with the spacious Master Bedroom providing a tranquil retreat space, large windows offering majestic views of the backyard and the Ravine beyond. The Spa-like 5pc Ensuite features heated tile floors, a jetted tub, and an oversized shower. The cozy BONUS Room is enhanced with extra soundproofing insulation and 9-foot ceilings. The convenience of an upstairs Laundry Room will be appreciated! The FULLY Developed Walkout basement showcases 9-foot ceilings, ample windows, a Generous Family Rec Room, a private Bedroom, and 4 pc Bathroom. Step out to a beautifully manicured, tranquil and backyard Sanctuary, ensuring relaxation without the worry of future construction, and enjoy the wildlife in the expansive Sage Hill Nature Reserve or take a stroll on the winding trails in the Ravine to Sage Hill Lake. The covered Patio area offers another private relaxing spot, complete with a spiral staircase for

quick access to your kitchen. The Trex deck & patio features recessed lighting & built-in speakers, enhancing the ambiance. The oversized garage is finished with Polyaspartic floor coating. Situated near a playground & all amenities. And yes, this magnificent home proudly features NEW SIDING and NEW SHINGLES this month!