



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

MLS # A2182357



\$938,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,658 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Crown Molding, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: NA

ELEGANT CUSTOM RESIDENCE WITH WALKOUT BASEMENT & SERENE ENVIRONMENTAL RESERVE VIEWS! This exquisite property built by Greenboro homes boasts over 3600 sqft of impressive array of upscale features, including: - A gourmet kitchen with a sprawling 11' centre island, rich maple cabinetry, and superior-grade appliances - The crowning glory is the lavish 5-piece master ensuite, complete with a rejuvenating jacuzzi tub and spa-inspired amenities - the ultimate sanctuary for relaxation and rejuvenation. - Bonus room includes built-in home theatre with sound-proof walls in all bedrooms upstairs. - House features two gas fireplaces, a double-sided on main level and, second fireplace in the Bonus/Family Room upstairs. - Some key noteworthy upgrades include, California slate tiles, hardwood flooring, built-in desks, AIR-CONDITIONING unit, heated & insulated garage, Hunter Douglas blinds and the list goes on (come see it to believe it). - High ceilings in the beautifully finished WALKOUT basement with independent thermostat - Spacious bedrooms with WALK-IN closets. - Newer Dual Controlled FURNACE (2019), and Hot Water Tank (2020). Nestled against a picturesque environmental reserve, this stunning property offers a tranquil retreat from the stresses of everyday life. Don't miss this exceptional opportunity to own a truly unique and luxurious residence!