



**105, 85 Sage Hill Heights NW  
Calgary, Alberta**

**MLS # A2195061**



**\$579,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Sage Hill  |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                  |               |                  |
| <b>Style:</b>    | 2 and Half Storey                                      |               |                  |
| <b>Size:</b>     | 1,516 sq.ft.   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Rear Drive |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot             |               |                  |

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Heating:</b>    | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control          | <b>Water:</b>     | Natural Gas |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 247      |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame  | <b>Zoning:</b>    | MC-2        |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |             |
| <b>Inclusions:</b> | N/A   |                   |             |

Logel Homes presents its latest development in Sage Hill, featuring a double-car garage and four bedrooms in a generous 1,516 square feet (builder size). This north-facing residence is situated adjacent to the ravine, offering paved walking paths and direct access to nearby shopping. The layout features 2.5 bathrooms and is designed with high-quality finishes, including full-height cabinets and quartz countertops, complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.