

# \$649,900 - 47 Sage Hill Lane Nw, Calgary

MLS® #A2214875

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,821 sqft  
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

**\*\* Great Value \*\* Solar Panels \*\* Double Garage \*\* 1820+ Sq Ft of living space \*\* 3 Bedroom home \*\* Immaculately maintained, almost brand new, bright and open plan.**

Modern design 2-story home in the heart of the vibrant Sage Hill community. **GOURMET KITCHEN - CHEF'S DELIGHT!** Custom features include upgraded classic white shaker-style cabinet doors, an efficient family-approved layout with stainless steel appliances (gas stove), a central island with a flush eating bar, an under-mount black granite sink, quartz countertops, custom black backsplash tile, and an OTR stainless steel hood fan. Spacious dining room and great room bookend the open living area, all with 9-foot ceilings. The larger floor plan offers a front office/den, an oversized front foyer, a mud room, a staircase with railings, and a landing. Super bright design!! All flooring is upgraded with luxury vinyl wood-style flooring on the main floor, tile floors in the upper baths, high-quality carpet on the stairs, a bonus room, and bedrooms. **BONUS:** The upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generously sized bedrooms & 2.5 bathrooms. **NOTE:** The primary bedroom offers a private 5-piece ensuite with dual sinks, quartz counters & big walk-in closet. Other upgrades include an unspoiled basement with high ceiling, oversized windows, a rough-in bathroom, and a 22' x 20' double-car garage with room for extra street parking out front. Excellent curb



## 47 SAGE HILL LANE NW

REC-A MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 907.33 Sq.Ft. / 84.29 m²

UPPER LEVEL (AG) - 913.58 Sq.Ft. / 84.87 m²

TOTAL ABOVE GRADE RMS SIZE - 1820.91 Sq.Ft. / 169.16 m²



appeal with a covered front porch, 15' x 15' wood deck, fully landscaped with partial fencing complete. Available for a Summer 2025 possession date. Please feel free to call your friendly REALTOR(R) to view.

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2214875               |
| Price          | \$649,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,821                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 47 Sage Hill Lane Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 2B3              |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                           |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side |
| # of Garages   | 2                                                                           |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen |
|-------------------|----------------------------------------------------------------------|

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
|              | Island, Open Floorplan, Pantry, Walk-In Closet, Storage, Vinyl Windows, Wall-to-Wall Carpeting |
| Appliances   | Central Air Conditioner, Gas Range, Dishwasher, Refrigerator, Washer/Dryer, Walk-In Fridge     |
| Heating      | Forced Air, Central                                                                            |
| Cooling      | Central Air                                                                                    |
| Has Basement | Yes                                                                                            |
| Basement     | Full, Unfinished                                                                               |



## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters, Courtyard                     |
| Lot Description   | Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | R-Gm             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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