

# \$569,900 - 303, 85 Sage Hill Heights, Calgary

MLS® #A2182306

**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,412 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes, presents their latest development in Sage Hill, featuring a double car garage and 4 bedrooms in a generous total of 1,647 square feet(builder size). This southeast-facing end unit overlooks an environmental reserve, providing breathtaking views. The layout includes 2.5 bathrooms and is designed with high-quality finishes such as full-height cabinets, quartz countertops, and complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless-steel appliances, abundant natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a front patio and a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2182306  |
| Price          | \$569,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,412     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2024          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 303, 85 Sage Hill Heights |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 1J1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Breakfast Bar, Built-in Features                                                                                                                                                      |
| Appliances        | Electric Range, Garage Control(s), Central Air Conditioner, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave |
| Heating           | Forced Air, Natural Gas, ENERGY STAR Qualified Equipment                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                            |
| # of Stories      | 3                                                                                                                                                                                                      |
| Basement          | None                                                                                                                                                                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Environmental Reserve |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 7th, 2024 |
| Days on Market | 159                |
| Zoning         | MC-2               |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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