# **\$648,888 - 39 Sage Hill Lane Nw, Calgary**

MLS® #A2202333

#### \$648,888

3 Bedroom, 3.00 Bathroom, 1,609 sqft Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Step into your dream home at 39 Sage Hill Lane NWâ€"a brand-new, stylish semi-detached residence in the desirable Sage Hill community. Boasting over 1,609 sq ft of expertly crafted living space, this 2024-built gem perfectly blends modern design, practicality, and comfort.

The main floor welcomes you with an open-concept layout, luxury laminate flooring, and abundant natural light. The living room flows effortlessly into the dining area and a sleek, contemporary kitchen featuring stainless steel appliances, quartz countertops, ample cabinetry, and a spacious island ideal for meal prep or casual dining. A versatile office space and a convenient 2-piece powder room add to the functionality of this level.

Upstairs, discover three well-appointed bedrooms, including a serene primary suite with a walk-in closet and a private 5-piece ensuite showcasing a soaker tub and dual vanities. A cozy family room offers extra space for relaxation, and a 4-piece bathroom serves the additional two bedrooms with ease.

Additional highlights include off-street parking for two vehicles, high-end finishes throughout, and an unbeatable location close to parks, shopping, and all the conveniences of Sage Hill. The undeveloped basement features 9-ft ceilings, large windows, rough-ins for a kitchen and bathroom, and a separate corner







street-side entrance, offering exciting potential for a secondary suite (property is zoned RG-M).

Don't miss the chance to make this exceptional property your forever home. Book your viewing today!

Built in 2024

#### **Essential Information**

MLS® # A2202333

Price \$648,888

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,609

Acres 0.06

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 39 Sage Hill Lane Nw

Subdivision Sage Hill
City Calgary
County Calgary

Province Alberta

Postal Code T3R 2B3

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features None Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 13th, 2025

Days on Market 24

Zoning R-Gm

## **Listing Details**

Listing Office eXp Realty

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