

\$639,900 - 60 Sage Hill Point Nw, Calgary

MLS® #A2265466

\$639,900

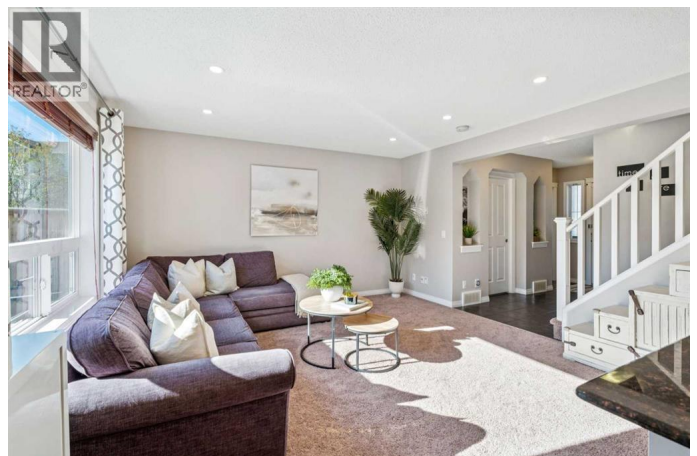
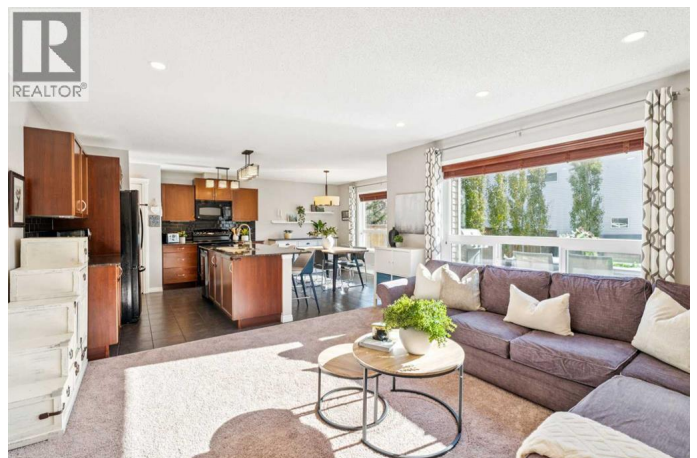
3 Bedroom, 3.00 Bathroom, 1,556 sqft

Single Family on 0.11 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SUNDAY 12PM - 2PM -

Welcome to this beautifully maintained HALF DUPLEX located on a quiet CUL-DE-SAC in the sought-after community of Sage Hill. With a DOUBLE ATTACHED GARAGE and a BRAND NEW ROOF, VINYL SIDING, and soon-to-be-replaced eavestroughs, this home offers both peace of mind and exceptional curb appeal. Step inside to an inviting main floor featuring a functional layout and a well-appointed kitchen with GRANITE COUNTERTOPS and a PANTRY, ideal for home chefs. The OPEN-CONCEPT design seamlessly connects the kitchen, dining, and living areas, creating the perfect space for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms that all have WALK-IN CLOSETS, including the primary bedroom complete with a CEILING FAN, 4-piece ENSUITE with a SOAKING TUB and STAND ALONE SHOWER. The convenient UPPER-FLOOR LAUNDRY makes chores a breeze, while the main 4-piece guest bathroom features stylish QUARTZ COUNTERTOPS. The FULLY FINISHED BASEMENT offers a versatile REC ROOM, perfect for movie nights, a home gym, or play area. There's also a BATHROOM ROUGH-IN where the storage shelves are located, along with BASEBOARD HEATING to keep the lower level cozy year-round. Enjoy the outdoors in your HUGE, SOUTH-FACING, PIE-SHAPED BACKYARD—a true retreat with lots of TREES, a PRIVACY SCREEN,



OUTDOOR SHED, and PLAY SET, offering plenty of space for kids, pets, and gatherings. Additional features include AIR CONDITIONING and a NEW HOT WATER TANK (2023) for year-round comfort and efficiency. Ideally located near pathways, parks, and shopping amenities, this Sage Hill gem is the perfect blend of comfort, function, and family living. (id:6289)

Built in 2009

Essential Information

Listing #	A2265466
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,556
Acres	0.11
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	60 Sage Hill Point Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0H4

Amenities

Amenities	Playground, Shopping
Features	Cul-de-sac, Treed
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window
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	Coverings, Washer & Dryer
Heating	Baseboard heaters, Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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