

**104 Sage Hill Crescent NW
Calgary, Alberta**

MLS # A2158235



\$899,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,407 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Few Trees, Gazebo, Landscaped, Level, Un		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		
Inclusions:	N/A		

Discover your dream home in a vibrant family-friendly community! This stunning 4-bedroom residence ON A LARGE PIE SHAPED LOT offers the perfect blend of comfort and luxury, featuring TWO spacious PRIMARY suites for ultimate privacy and convenience, along with two cozy kids' bedrooms and a versatile loft area & an EXTENDED garage. The heart of the home is the kitchen including a walk through PANTRY & boasting elegant quartz countertops, UPGRADED cabinets, & stainless steel appliances, including a gas stove, perfect for culinary enthusiasts and those that like to entertain.. The inviting living room is complete with a cozy fireplace, creating a warm and welcoming atmosphere. For those who need a quiet workspace, the den with French doors offers a peaceful retreat , Step outside to your own PRIVATE OASIS where an amazing backyard awaits. Enjoy the STAMPED CONCRETE patio, a charming sitting area with a gazebo, & a FIREPIT AREA ideal for relaxing or entertaining guests. Families will love the playground just across the street, providing endless fun for the little ones. Stay comfortable year-round with CENTRAL AIR CONDITIONER. This home is nestled in a great family community with plenty of kids, making it the perfect place to create lasting memories. Close to shopping including Walmart ,T&T , Costco and tons more. Don't miss the opportunity to make this exceptional property your forever home!