

**50 Sage Hill Way NW
Calgary, Alberta**

MLS # A2163896



\$950,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,688 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to Sage Hill, an exquisite community offering a truly sophisticated living experience. This stunning residence, gracefully backing onto a serene ravine, boasts over 3,700 square feet of meticulously developed space, including a fully finished walk-out basement. The main floor exudes elegance with two inviting living rooms, a double-sided fireplace, and a spacious kitchen complete with abundant cabinetry, granite countertops, and an expansive island. Culinary enthusiasts will appreciate the induction stovetop, built-in oven, and microwave. The dining area, with its breathtaking views, is perfect for hosting memorable gatherings. A convenient desk area and pristine hardwood flooring throughout, complemented by a tiled half-bath, add to the home's charm. The deck, equipped with a gas line for the BBQ, offers a tranquil retreat to unwind and savour the picturesque scenery. Upstairs, three generously sized bedrooms, a luxurious 5-piece bathroom, and a laundry room ensure comfort and convenience, while the primary bedroom features a lavish 5-piece ensuite. A cozy bonus room with a fireplace provides additional space for relaxation. The walk-out basement includes two more bedrooms, a full bath, another washer/dryer, and laminate flooring in the main area, opening to a screened patio that invites you to enjoy the fresh air. The heated garage enhances this home's appeal. Ideally located near schools, shopping, and major routes, with Costco just a short distance away, this property offers both tranquillity and convenience. The ravine, a timeless gem, promises endless enjoyment and a connection to nature that you will cherish forever.