

\$649,900 - 47 Sage Hill Lane Nw, Calgary

MLS® #A2214875

\$649,900

3 Bedroom, 3.00 Bathroom, 1,821 sqft
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

**** Great Value ** Solar Panels ** Double Garage ** 1820+ Sq Ft of living space ** 3 Bedroom home ** Immaculately maintained, almost brand new, bright and open plan.**

Modern design 2-story home in the heart of the vibrant Sage Hill community. **GOURMET KITCHEN - CHEF'S DELIGHT!** Custom features include upgraded classic white shaker-style cabinet doors, an efficient family-approved layout with stainless steel appliances (gas stove), a central island with a flush eating bar, an under-mount black granite sink, quartz countertops, custom black backsplash tile, and an OTR stainless steel hood fan. Spacious dining room and great room bookend the open living area, all with 9-foot ceilings. The larger floor plan offers a front office/den, an oversized front foyer, a mud room, a staircase with railings, and a landing. Super bright design!! All flooring is upgraded with luxury vinyl wood-style flooring on the main floor, tile floors in the upper baths, high-quality carpet on the stairs, a bonus room, and bedrooms. **BONUS:** The upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generously sized bedrooms & 2.5 bathrooms. **NOTE:** The primary bedroom offers a private 5-piece ensuite with dual sinks, quartz counters & big walk-in closet. Other upgrades include an unspoiled basement with high ceiling, oversized windows, a rough-in bathroom, and a 22' x 20' double-car garage with room for extra street parking out front. Excellent curb



47 SAGE HILL LANE NW

REC-A MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 907.33 Sq Ft. / 84.29 m²

UPPER LEVEL (AG) - 913.58 Sq Ft. / 84.87 m²

TOTAL ABOVE GRADE RMS SIZE - 1820.91 Sq Ft. / 169.16 m²



appeal with a covered front porch, 15' x 15' wood deck, fully landscaped with partial fencing complete. Available for a Summer 2025 possession date. Please feel free to call your friendly REALTOR(R) to view.

Built in 2023

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2214875 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,821 |
| Acres | 0.06 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 47 Sage Hill Lane Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 2B3 |

Amenities

| | |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen |
|-------------------|----------------------------------------------------------------------|

| | |
|--------------|------------------------------------------------------------------------------------------------|
| | Island, Open Floorplan, Pantry, Walk-In Closet, Storage, Vinyl Windows, Wall-to-Wall Carpeting |
| Appliances | Central Air Conditioner, Gas Range, Dishwasher, Refrigerator, Washer/Dryer, Walk-In Fridge |
| Heating | Forced Air, Central |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |



Exterior

| | |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters, Courtyard |
| Lot Description | Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 8 |
| Zoning | R-Gm |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.