

# \$549,900 - 105, 85 Sage Hill Heights Nw, Calgary

MLS® #A2195061

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes presents its latest development in Sage Hill, featuring a double-car garage and four bedrooms in a generous 1,516 square feet (builder size). This north-facing residence is situated adjacent to the ravine, offering paved walking paths and direct access to nearby shopping. The layout features 2.5 bathrooms and is designed with high-quality finishes, including full-height cabinets and quartz countertops, complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.

Built in 2025

## Essential Information

MLS® #	A2195061
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2025



Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	105, 85 Sage Hill Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E5

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Rear Drive
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Washer/Dryer
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Humidity Control
Cooling	Central Air
# of Stories	3
Basement	None

### Exterior

Exterior Features	Private Entrance, Uncovered Courtyard
Lot Description	Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	February 17th, 2025
Days on Market	111

Zoning	MC-2
<b>Listing Details</b>	
Listing Office	RE/MAX Real Estate (Central)



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