\$648,888 - 39 Sage Hill Lane Nw, Calgary

MLS® #A2202333

\$648,888

3 Bedroom, 3.00 Bathroom, 1,609 sqft Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Step into your dream home at 39 Sage Hill Lane NWâ€"a brand-new, stylish semi-detached residence in the desirable Sage Hill community. Boasting over 1,609 sq ft of expertly crafted living space, this 2024-built gem perfectly blends modern design, practicality, and comfort.

The main floor welcomes you with an open-concept layout, luxury laminate flooring, and abundant natural light. The living room flows effortlessly into the dining area and a sleek, contemporary kitchen featuring stainless steel appliances, quartz countertops, ample cabinetry, and a spacious island ideal for meal prep or casual dining. A versatile office space and a convenient 2-piece powder room add to the functionality of this level.

Upstairs, discover three well-appointed bedrooms, including a serene primary suite with a walk-in closet and a private 5-piece ensuite showcasing a soaker tub and dual vanities. A cozy family room offers extra space for relaxation, and a 4-piece bathroom serves the additional two bedrooms with ease.

Additional highlights include off-street parking for two vehicles, high-end finishes throughout, and an unbeatable location close to parks, shopping, and all the conveniences of Sage Hill. The undeveloped basement features 9-ft ceilings, large windows, rough-ins for a kitchen and bathroom, and a separate corner







street-side entrance, offering exciting potential for a secondary suite (property is zoned RG-M).

Don't miss the chance to make this exceptional property your forever home. Book your viewing today!

Built in 2024

Essential Information

MLS® # A2202333

Price \$648,888

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,609

Acres 0.06

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 39 Sage Hill Lane Nw

Subdivision Sage Hill
City Calgary
County Calgary

Province Alberta

Postal Code T3R 2B3

Amenities

Parking Spaces 2

Parking Off Street

Interior

Interior Features Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 21

Zoning R-Gm

Listing Details

Listing Office eXp Realty

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