

# \$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 | 116                 |

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



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