

188 Sage Hill Heights NW  
Calgary, Alberta

MLS # A2243175



\$789,900

|           |                                     |        |                  |
|-----------|-------------------------------------|--------|------------------|
| Division: | Sage Hill                           |        |                  |
| Type:     | Residential/House                   |        |                  |
| Style:    | 2 Storey                            |        |                  |
| Size:     | 2,214 sq.ft.                        | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                                   | Baths: | 2 full / 1 half  |
| Garage:   | Parking Pad, Single Garage Attached |        |                  |
| Lot Size: | 0.10 Acre                           |        |                  |
| Lot Feat: | Back Yard, Street Lighting          |        |                  |

|             |  |            |     |
|-------------|--|------------|-----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -   |
| Floors:     | See Remarks  | Sewer:     | -   |
| Roof:       | Asphalt Shingle  | Condo Fee: | -   |
| Basement:   | Full, Unfinished, Walk-Out To Grade  | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame  | Zoning:    | R-G |
| Foundation: | Poured Concrete  | Utilities: | -   |
| Features:   | Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |            |     |

Inclusions: N/A

Discover the final newly constructed detached home available in Sage Hill Crest, NW Calgary. Positioned on a premium corner lot, this residence features a sunny walkout basement and is equipped with rough-ins for a potential future development (subject to City of Calgary approval). Large windows and an elevated location offer abundant natural light throughout. The open-concept main floor includes a modern kitchen, electric fireplace, and a dedicated office space. The upper level features a central bonus room with architectural detailing, separating the primary bedroom from two secondary bedrooms. This home is conveniently located within a 5-minute walk of T&T Supermarket, Walmart, and a variety of retail shops and restaurants. Nearby amenities also include walking paths and a proposed City of Calgary transit hub and library down the road. Live in a vibrant, established community that's almost completely developed!