

29 Sage Hill Court NW  
Calgary, Alberta

MLS # A2246907



**\$635,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, See Remarks		

**Inclusions:** Backyard Shed

Welcome to 29 Sage Hill Court — a RARE OPPORTUNITY to own one of the BEST-MAINTAINED and MOST UPGRADED homes in the highly sought-after community of Sage Hill. This 1,505 SQFT home is situated on a LARGE PIE-SHAPED LOT in a QUIET CUL-DE-SAC and features 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE ATTACHED GARAGE. From the moment you arrive, you'll notice the attention to detail with NEW SIDING, a NEW ROOF, a BEAUTIFULLY LANDSCAPED YARD, and a RELATIVELY NEW BUILT DECK perfect for outdoor enjoyment. The home includes thoughtful UPGRADES such as RAISED COUNTERTOPS in the master ensuite, RAISED SHOWER FIXTURES, and CENTRAL VAC ROUGH-IN. COFFERED CEILING AND NEW CARPET in the living Room. The BASEMENT comes equipped with PLUMBING ROUGH-INS, offering future development potential. With a LARGE BACK YARD and convenient BACK LANE ACCESS, this property offers space and flexibility rarely found in today's market. Ideally located just minutes from SHOPPING CENTRES, GROCERY STORES, SCHOOLS, MOVIE THEATRES, and with QUICK AND EASY ACCESS TO STONEY TRAIL, this home combines lifestyle, location, and long-term value. CLEAN, WELL-MAINTAINED, and FULL OF VALUE, this is more than just a home — it's a crucial opportunity you won't want to miss. Homes like this do not come around often!