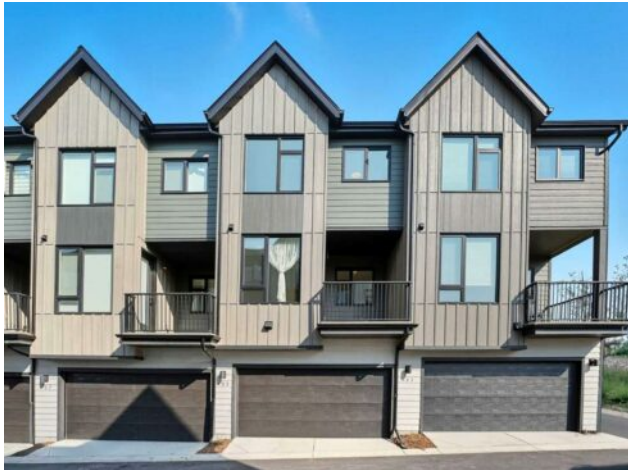


405, 85 Sage Hill Heights NW
Calgary, Alberta

MLS # A2257789



\$549,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,333 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 252
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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This home, constructed by Logel Homes—an award-winning builder recognized as Calgary's most decorated multi-family developer—is situated in Sage Hill and offers a blend of quality and functionality. The residence is thoughtfully designed for both comfort and convenience. It includes four bedrooms and 2.5 bathrooms, providing ample space for families or guests. The southeast-facing orientation ensures abundant natural light throughout the home, enhanced by oversized windows and 9-foot ceilings on the main level. Residents enjoy breathtaking views overlooking an environmental reserve, bringing a sense of tranquility to everyday living. High-quality finishes are featured throughout, including full-height cabinets, elegant quartz countertops, beautiful, upgraded lighting fixtures, and stainless-steel appliances. Both a front patio and a covered rear deck extend the living space outdoors, perfect for relaxation and entertaining. This home is ready for possession and comes with no HOA fees, providing added value and flexibility for future homeowners. This house shows 10/10. Don't miss your chance to call it yours!