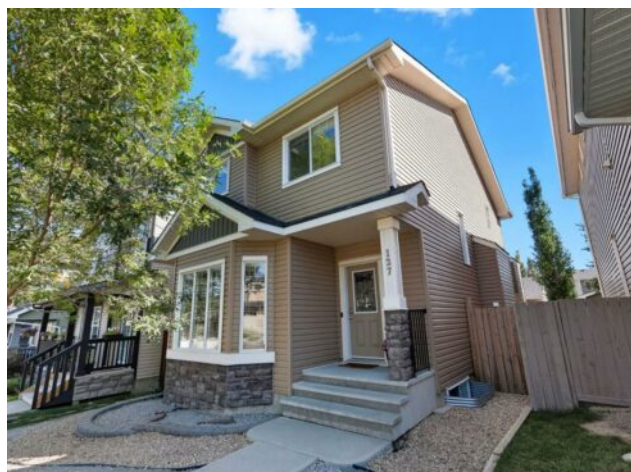


127 Sage Hill Way NW  
Calgary, Alberta

MLS # A2257946



\$679,999

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained detached home in the sought-after community of Sage Hill. Offering 5 spacious bedrooms and 4 bathrooms, this property is the definition of turn-key living! Meticulously cared for, it shows true pride of ownership throughout. Recent updates include a brand new roof (2025) and upgraded siding, giving the exterior a fresh, modern look. Inside, the fully developed basement adds valuable living space, bringing the total to over 2,100 square feet, perfect for families of all sizes. The low-maintenance backyard is ideal for relaxing or entertaining, featuring upgraded concrete work and high-quality turf for a clean, polished look year-round. Whether you're upsizing or looking for a move-in-ready home in a thriving neighborhood, this Sage Hill gem is a must-see.