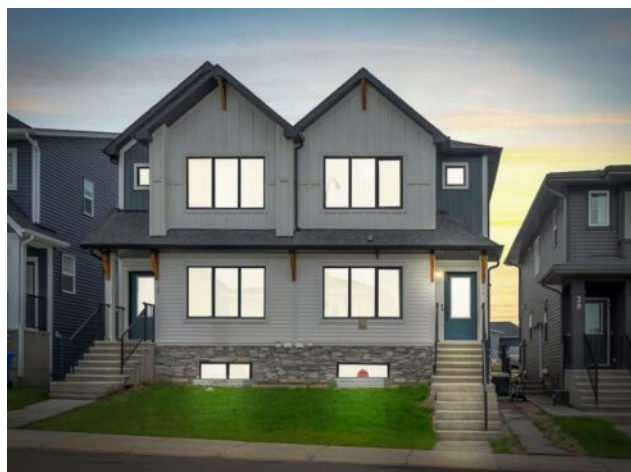


**34 Sage Hill Lane NW  
Calgary, Alberta**

**MLS # A2260399**



**\$688,888**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                       |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,814 sq.ft.                    | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached          |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Yard                       |               |                  |

|                    |                                                |                   |      |
|--------------------|------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                   | <b>Zoning:</b>    | R-GM |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wood Windows

**Inclusions:** N/A

Welcome to this stunning semi-detached home with a LEGAL BASEMENT SUITE in the highly sought-after, family-friendly community of Sage Hill. Built in 2023, this modern 2-storey property offers over 1,800 sq. ft. of well-planned living space, thoughtfully designed for both comfort and versatility. With 5 bedrooms, 3.5 bathrooms, and a double detached garage, this home is perfect for families or those looking for an excellent income-generating opportunity. The main floor greets you with a spacious foyer and a versatile office space, leading into an open-concept living area filled with natural light. The chef-inspired kitchen features granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and sleek modern cabinetry. The dining area flows seamlessly into the backyard, making it ideal for gatherings and entertaining. With 9-ft ceilings on both the main and upper levels, 8-ft doors, and oversized windows, the home feels bright, open, and inviting. Upstairs, discover 3 well-sized bedrooms, including a luxurious primary suite with a tray ceiling, 5-piece ensuite with soaker tub and shower, double vanity, and a walk-in closet. A central loft/bonus room and convenient upper-floor laundry add to the functionality of the layout. The fully developed LEGAL BASEMENT SUITE, complete with its own private entrance, offers 2 bedrooms, a full 4-piece bathroom, a well-equipped kitchen, a cozy living/game area, and its own laundry &mdash; perfect for multi-generational living or as a mortgage helper. Notable upgrades include motorized blinds, quartz/granite countertops throughout, laminate and tile flooring, built-in features, double vanities, multiple walk-in closets, and a concrete-paved driveway. Situated on a 2,529 sq. ft. lot in one of NW Calgary's fastest-growing neighborhoods, this home is close to parks, pathways, schools, shopping, and transit. Offering a rare

blend of modern design, functionality, and legal suite potential, this property is truly move-in ready and a must-see.