

\$949,000 - 13 Sage Hill Landing Nw, Calgary

MLS® #A2245751

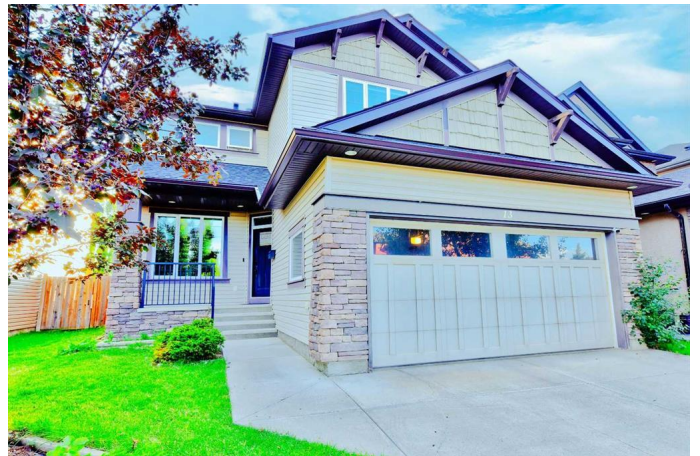
\$949,000

4 Bedroom, 5.00 Bathroom, 2,587 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

One of a kind home exudes pride of ownership & backs WEST ONTO RAVINE, pristine and manicured back & front yards with stone patio and lush green lawn. Main floor living room has beautiful stone double sided fireplace that peeks into formal family room. Large open kitchen with huge centre island and a large nook/dining area, half bath and functional mud room and desk area perfect for children's homework or weekend computer work. 2nd floor boasts open loft area & laundry room. Master bedroom/ ensuite are luxurious, with a cozy sitting area, double sinks, corner soaker tub, glass enclosed shower & private water closet. Your master retreat overlooks views of the ravine. Two other good-sized bedrooms have walk-in closets & share a 4-piece bath. Fully finished basement with laminate flooring, infloor heating, corner gas fireplace, 4th bedroom, den and a full 4-piece bathroom and this home has the raini instant hot water system. Triple pain windows and ceiling speakers further the upgrades. And Also SMART HOME SYSTEM! CALL TODAY FOR PRIVATE SHOWING



Built in 2009

Essential Information

MLS® # A2245751

Price \$949,000

Bedrooms 4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,587
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Sage Hill Landing Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Water Purifier, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Den, Family Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
-------------------	----------------------------

Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	16
Zoning	R-G

Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.