

# \$919,000 - 13 Sage Hill Landing Nw, Calgary

MLS® #A2245751

**\$919,000**

4 Bedroom, 5.00 Bathroom, 2,587 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

New priced to sell! 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.

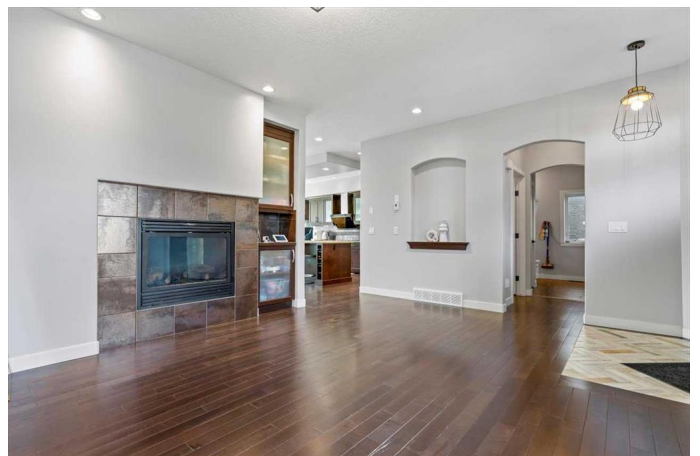
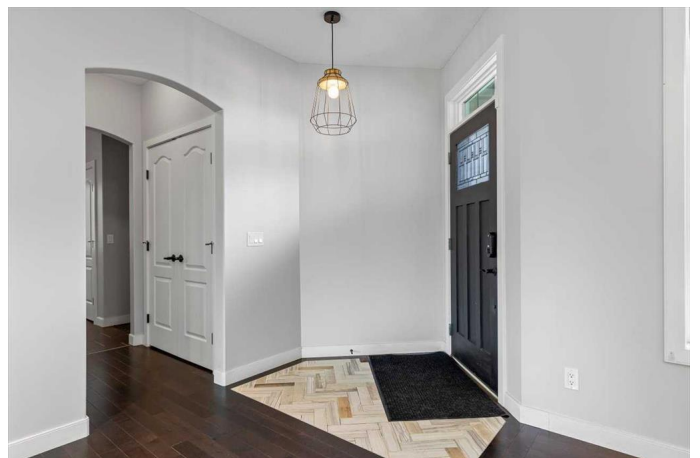
Main floor living room has beautiful stone double sided fireplace that peeks into formal family room. Large open kitchen with huge centre island and a large nook/dining area, half bath and functional mud room and desk area perfect for children's homework or weekend computer work. 2nd floor boasts open 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 \$919,000



|                |             |
|----------------|-------------|
| 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, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings, Oven-Built-In, Electric Cooktop, Garburator, Water Softener |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                |
| Cooling           | None                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                                |
| Fireplaces        | Family Room, Gas, Den, 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 | 80               |
| Zoning         | R-G              |

### **Listing Details**

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

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