

105, 85 Sage Hill Heights NW  
Calgary, Alberta

MLS # A2195061

\$569,900

|           |  |        |                  |
|-----------|--|--------|------------------|
| Division: | Sage Hill  |        |                  |
| Type:     | Residential/Five Plus                                  |        |                  |
| Style:    | 2 and Half Storey                                      |        |                  |
| Size:     | 1,516 sq.ft.   | Age:   | 2025 (0 yrs old) |
| Beds:     | 4  | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Garage Door Opener, Rear Drive |        |                  |
| Lot Size: | -  |        |                  |
| Lot Feat: | Low Maintenance Landscape, Rectangular Lot             |        |                  |

|             |   |            |             |
|-------------|---|------------|-------------|
| Heating:    | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control          | Water:     | Natural Gas |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank   | Sewer:     | -           |
| Roof:       | Asphalt Shingle   | Condo Fee: | \$ 247      |
| Basement:   | None  | LLD:       | -           |
| Exterior:   | Cement Fiber Board, Concrete, Wood Frame  | Zoning:    | MC-2        |
| Foundation: | Poured Concrete   | Utilities: | -           |
| Features:   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |            |             |
| Inclusions: | N/A   |            |             |

Logel Homes presents its latest development in Sage Hill, featuring a double-car garage and four bedrooms in a generous 1,516 square feet (builder size). This north-facing residence is situated adjacent to the ravine, offering paved walking paths and direct access to nearby shopping. The layout features 2.5 bathrooms and is designed with high-quality finishes, including full-height cabinets and quartz countertops, complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.