

\$648,888 - 39 Sage Hill Lane Nw, Calgary

MLS® #A2202333

\$648,888

3 Bedroom, 3.00 Bathroom, 1,609 sqft
Residential on 0.06 Acres

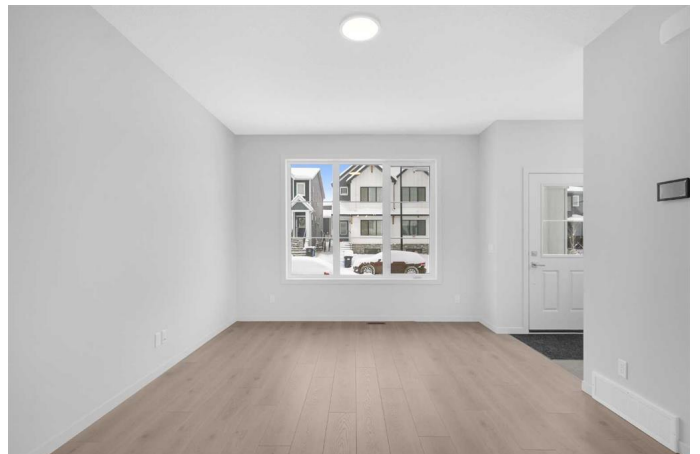
Sage Hill, Calgary, Alberta

Step into your dream home at 39 Sage Hill Lane NW—a brand-new, stylish semi-detached residence in the desirable Sage Hill community. Boasting over 1,609 sq ft of expertly crafted living space, this 2024-built gem perfectly blends modern design, practicality, and comfort.

The main floor welcomes you with an open-concept layout, luxury laminate flooring, and abundant natural light. The living room flows effortlessly into the dining area and a sleek, contemporary kitchen featuring stainless steel appliances, quartz countertops, ample cabinetry, and a spacious island ideal for meal prep or casual dining. A versatile office space and a convenient 2-piece powder room add to the functionality of this level.

Upstairs, discover three well-appointed bedrooms, including a serene primary suite with a walk-in closet and a private 5-piece ensuite showcasing a soaker tub and dual vanities. A cozy family room offers extra space for relaxation, and a 4-piece bathroom serves the additional two bedrooms with ease.

Additional highlights include off-street parking for two vehicles, high-end finishes throughout, and an unbeatable location close to parks, shopping, and all the conveniences of Sage Hill. The undeveloped basement features 9-ft ceilings, large windows, rough-ins for a kitchen and bathroom, and a separate corner



street-side entrance.

Don't miss the chance to make this exceptional property your forever home. Book your viewing today!

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2202333 |
| Price | \$648,888 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,609 |
| Acres | 0.06 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 39 Sage Hill Lane Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 2B3 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Separate Entrance |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating | Forced Air, Natural Gas |

| | |
|--------------|------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Other |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 34 |
| Zoning | R-Gm |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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