

\$699,900 - 28 Sage Hill Crescent Nw, Calgary

MLS® #A2249305

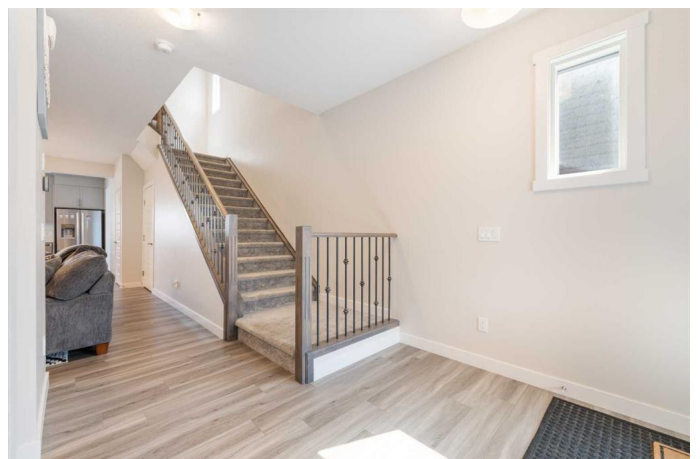
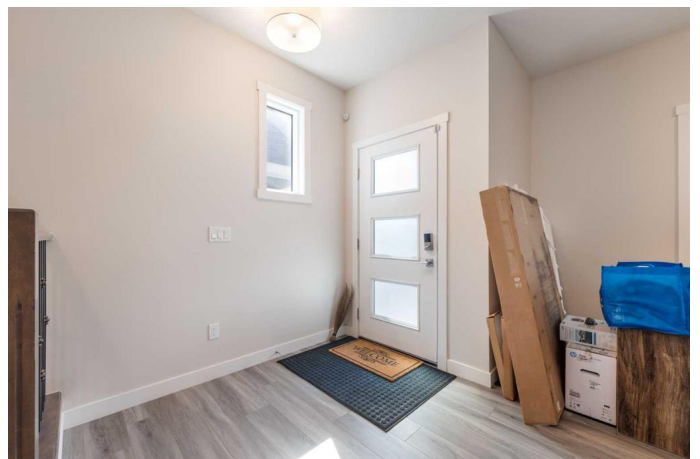
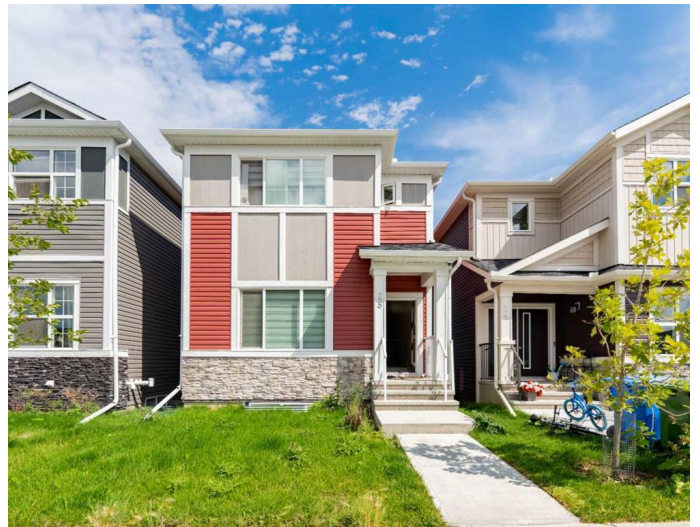
\$699,900

5 Bedroom, 4.00 Bathroom, 1,733 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Welcome to park front house with legal walkout basement....what a combination! Not often does one come up like this! Welcome to this totally upgraded 2 storied house in the prestigious community of Sage Hill. The main floor is blessed with open to below concept. Upgrades includes: complete stainless steel appliance package (including washer/dryer}, quartz counter tops in the kitchen and upper floor washrooms, extended height kitchen cabinets with crown molding, matching LVP floor in the living/family/dinning/kitchen, 9' knock down ceiling and gorgeous maple railings on the staircase. High quality finishing throughout. The upper floor goes well with the flow. The master bedroom has 4 piece ensuite with stand shower and huge walk in closet. The other two bedrooms are good sized. Excellent secondary walkout basement suite with two bedrooms and full washroom. Control the basement temperature with separate furnace. Whether you're looking for a fun space to enjoy or want to rent it out for extra income, this basement suite meets all the expectations. The house is blessed with oversized full width 18 x 10 deck. Backyard is huge and completed with landscaping. The house is adjacent to playground. Almost forgot to mention that property is coming with concrete porch and 19 X 21 garage pad. Minutes away from local shopping for Walmart, Dollar Store, Bottle Depot, Major Banks, T & T, Clinics, Restaurants and many more!. Great starter home! You won't be disappointed.



Good Luck.

Built in 2022

Essential Information

MLS® #	A2249305
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,733
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	28 Sage Hill Crescent Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1V3

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer/Dryer, Built-In Gas Range, ENERGY STAR Qualified Appliances
Heating	Central, Fireplace(s), Natural Gas, Exhaust Fan
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Lawn, Paved, Rectangular Lot, Street Lighting, Sloped Down, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	10
Zoning	R-G

Listing Details

Listing Office	URBAN-REALTY.ca
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