

104, 199 Sage Hill Heights  
Calgary, Alberta

MLS # A2318779



## \$579,900

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,494 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Rear Drive		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 334
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

This beautifully designed 1,475 sq. ft. home offers 3 spacious bedrooms and a thoughtfully planned layout, with two of the bedrooms featuring private full ensuite bathrooms for added comfort and convenience. The home showcases upgraded cabinetry throughout, a modern kitchen complete with a large extended island, elegant quartz countertops, and a full stainless steel appliance package. Large windows throughout the home provide an abundance of natural light, creating a bright and welcoming atmosphere. Enjoy outdoor living on the covered deck, while the attached double underdrive garage offers ample parking and storage space. Ideally located close to shopping, retail services, grocery stores, and coffee shops, this home combines modern style, functionality, and everyday convenience.