

303, 85 Sage Hill Heights
Calgary, Alberta

MLS # A2182306



\$579,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Environmental Reserve		
Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas		Water: -
Floors:	Carpet, Ceramic Tile, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 265
Basement:	None		LLD: -
Exterior:	Wood Frame		Zoning: MC-2
Foundation:	Poured Concrete		Utilities: -
Features:	Breakfast Bar, Built-in Features, Quartz Counters		
Inclusions:	None		

Logel Homes, presents their latest development in Sage Hill, featuring a double car garage and 4 bedrooms in a generous total of 1,647 square feet(builder size). This southeast-facing end unit overlooks an environmental reserve, providing breathtaking views. The layout includes 2.5 bathrooms and is designed with high-quality finishes such as full-height cabinets, quartz countertops, and complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless-steel appliances, abundant natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a front patio and a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.