

# \$549,900 - 105, 85 Sage Hill Heights Nw, Calgary

MLS® #A2231467

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

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.

Built in 2025

## Essential Information

MLS® #	A2231467
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2025



Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	105, 85 Sage Hill Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E5

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Rear Drive
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Humidity Control
Cooling	Central Air
# of Stories	3
Basement	None

### Exterior

Exterior Features	Private Entrance, Uncovered Courtyard
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
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Days on Market18

ZoningMC-2

Listing Details

Listing OfficeRE/MAX Real Estate (Mountain View)



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