



\$ 920,000.00

108 SAGE HILL WAY NW CALGARY

<https://paulbrinton.com>

Welcome to this original home owner Sage Hill Property with over 4,500SQFT of developed living space. Walk through the front door to 20ft vaulted ceilings surrounded by large windows allowing for an abundance of natural light throughout. Entertaining is a treat in this open floor plan including a spacious kitchen...

- 6 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1162763

Type: Detached

Bedrooms: 6

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-24 16:44:14

Bathrooms: 4

Bedrooms Above Grade: 4

Date added: 11/20/21

Two Piece Bath: 1

Lot size: 4833 sq ft

Year built: 2010

Parking: Double Garage Attached, Driveway

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Gas, Living Room, Mantle, Recreation Room, Stone

Exterior Features: Covered Courtyard

District: CAL Zone N

Total Parking: 4

Flooring: Carpet, Ceramic Tile, Hardwood

Community Features: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: None



Inclusions: Garage Heater, Second Freezer, Second Basement Washer and Dryer, Blinds, Lights and Fixtures, Garburator

Interior Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s), Wet Bar

Lot Features: Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Level, Street Lighting

Roof Type: Asphalt Shingle

Heating Type: Forced Air, Natural Gas

PROPERTY INFORMATION

Basement: Finished, Walk-Out

Levels: Two

Laundry features: Laundry Room, Main Level

Zoning: R-1

Transaction Type: For Sale

List Price Square Foot: \$ 298.05

Title Land: Fee Simple

Photo Count: 50

Rooms Above Grade: 11

Unit Exposure: SE

Construction Materials: Vinyl Siding, Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 12.81M 42`0"



Appliances: Dishwasher,Dryer,Electric
Oven,Electric Range,Electric
Stove,Freezer,Garage
Control(s),Garburator,Gas
Dryer,Microwave,Range,Range
Hood,Refrigerator,Stove(s),Washer,Window
Coverings

Subdivision Name: Sage Hill

Lot Size Acres: 0.11

Living Area SF: 3086.78

Structure Type: House

Restrictions: Restrictive Covenant-Building
Design/Size,Utility Right Of Way

