ROBERT HART MOORE GRASSROOTS REALTY GROUP

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303, 85 Sage Hill Heights Calgary, Alberta

MLS # A2182306



\$569,900

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 I	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.