

# \$699,900 - 28 Sage Hill Crescent Nw, Calgary

MLS® #A2249305

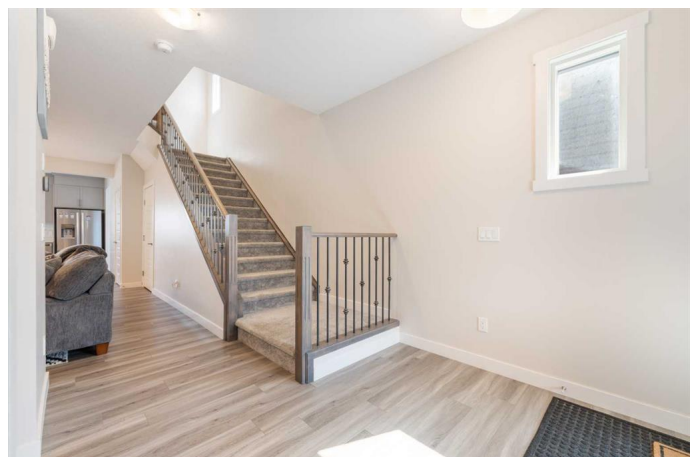
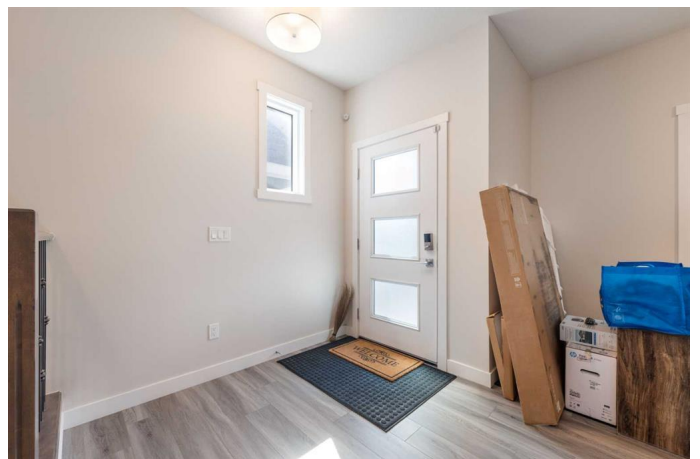
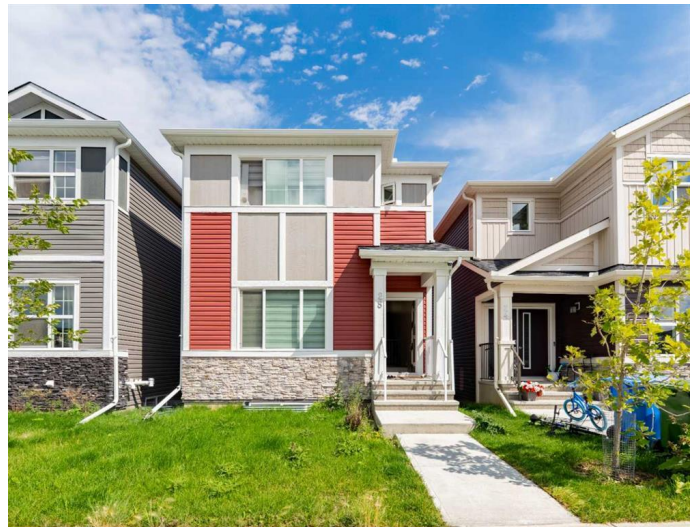
**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,733 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Welcome to park front house with legal walkout basement....what a combination! Not often does one come up like this! Welcome to this totally upgraded 2 storied house in the prestigious community of Sage Hill. The main floor is blessed with open to below concept. Upgrades includes: complete stainless steel appliance package (including washer/dryer}, quartz counter tops in the kitchen and upper floor washrooms, extended height kitchen cabinets with crown molding, matching LVP floor in the living/family/dinning/kitchen, 9' knock down ceiling and gorgeous maple railings on the staircase. High quality finishing throughout. The upper floor goes well with the flow. The master bedroom has 4 piece ensuite with stand shower and huge walk in closet. The other two bedrooms are good sized. Excellent secondary walkout basement suite with two bedrooms and full washroom. Control the basement temperature with separate furnace. Whether you're looking for a fun space to enjoy or want to rent it out for extra income, this basement suite meets all the expectations. The house is blessed with oversized full width 18 x 10 deck. Backyard is huge and completed with landscaping. The house is adjacent to playground. Almost forgot to mention that property is coming with concrete porch and 19 X 21 garage pad. Minutes away from local shopping for Walmart, Dollar Store, Bottle Depot, Major Banks, T & T, Clinics, Restaurants and many more!. Great starter home! You won't be disappointed.



Good Luck.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249305    |
| Price          | \$699,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,733       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 28 Sage Hill Crescent Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 1V3                  |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

**Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer/Dryer, Built-In Gas Range, ENERGY STAR Qualified Appliances |
| Heating           | Central, Fireplace(s), Natural Gas, Exhaust Fan                                                                              |
| Cooling           | None                                                                                                                         |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 2                     |
| Fireplaces      | Electric              |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Entrance                                                                    |
| Lot Description   | Back Lane, Back Yard, Lawn, Paved, Rectangular Lot, Street Lighting, Sloped Down, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Concrete, Stone, Vinyl Siding                                                                   |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 25                |
| Zoning         | R-G               |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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