

\$899,000 - 13 Sage Hill Landing Nw, Calgary

MLS® #A2245751

\$899,000

4 Bedroom, 5.00 Bathroom, 2,587 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

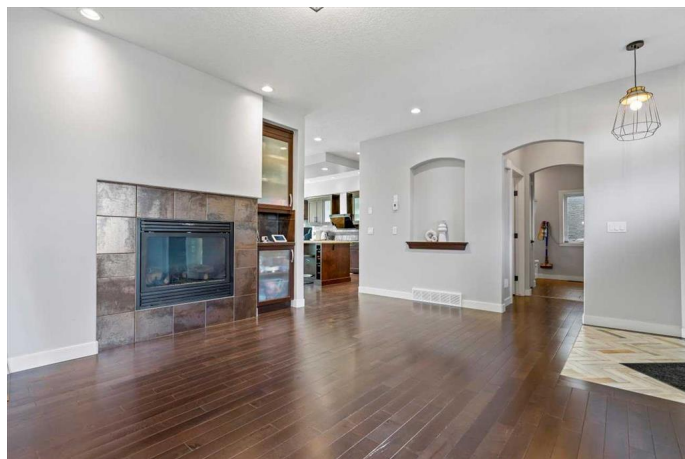
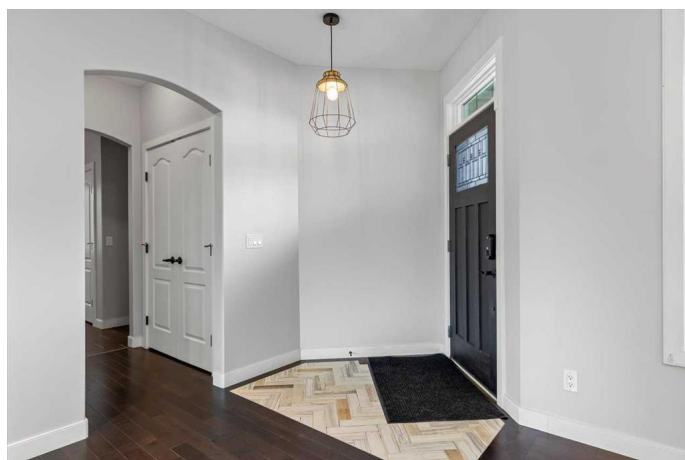
Priced to sell! One of a kind home exudes pride of ownership & backs WEST ONTO RAVINE, pristine and manicured back & front yards with stone patio and lush green lawn. Main floor living room has beautiful stone double sided fireplace that peeks into formal family room. Large open kitchen with huge centre island and a large nook/dining area, half bath and functional mud room and desk area perfect for children's homework or weekend computer work. 2nd floor boasts open loft area & laundry room. Master bedroom/ ensuite are luxurious, with a cozy sitting area, double sinks, corner soaker tub, glass glass-enclosed shower & private water closet. Your master retreat overlooks views of the ravine. Two other good-sized bedrooms have walk-in closets & share a 4-piece bath. Fully finished basement with laminate flooring, in-floor heating, corner gas fireplace, 4th bedroom, den and a full 4-piece bathroom and this home has the Raininstant hot water system. Triple pain windows and ceiling speakers further the upgrades. And Also SMART HOME SYSTEM! CALL TODAY FOR A PRIVATE SHOWING

Built in 2009

Essential Information

MLS® # A2245751

Price \$899,000



Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,587
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Sage Hill Landing Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Granite Counters		
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop, Garburator, Garage Control(s), Microwave, Range Hood, Water Purifier, Water Softener		
Heating	Forced Air, In Floor, Natural Gas		
Cooling	None		
Fireplace	Yes		
# of Fireplaces	2		
Fireplaces	Gas, Den, Family Room, Recreation Room		
Has Basement	Yes		
Basement	Full		

Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Rectangular Lot, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	103
Zoning	R-G

Listing Details

Listing Office	Royal LePage Blue Sky
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