

# \$648,888 - 39 Sage Hill Lane Nw, Calgary

MLS® #A2202333

**\$648,888**

3 Bedroom, 3.00 Bathroom, 1,609 sqft  
Residential on 0.06 Acres

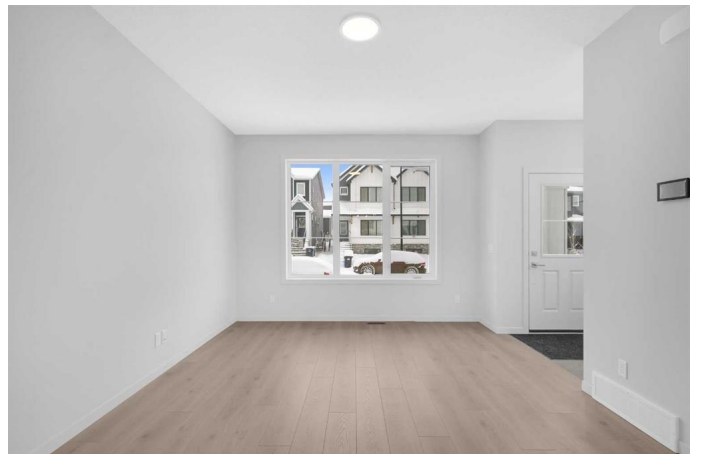
Sage Hill, Calgary, Alberta

Step into your dream home at 39 Sage Hill Lane NW—a brand-new, stylish semi-detached residence in the desirable Sage Hill community. Boasting over 1,609 sq ft of expertly crafted living space, this 2024-built gem perfectly blends modern design, practicality, and comfort.

The main floor welcomes you with an open-concept layout, luxury laminate flooring, and abundant natural light. The living room flows effortlessly into the dining area and a sleek, contemporary kitchen featuring stainless steel appliances, quartz countertops, ample cabinetry, and a spacious island ideal for meal prep or casual dining. A versatile office space and a convenient 2-piece powder room add to the functionality of this level.

Upstairs, discover three well-appointed bedrooms, including a serene primary suite with a walk-in closet and a private 5-piece ensuite showcasing a soaker tub and dual vanities. A cozy family room offers extra space for relaxation, and a 4-piece bathroom serves the additional two bedrooms with ease.

Additional highlights include off-street parking for two vehicles, high-end finishes throughout, and an unbeatable location close to parks, shopping, and all the conveniences of Sage Hill. The undeveloped basement features 9-ft ceilings, large windows, rough-ins for a kitchen and bathroom, and a separate corner



street-side entrance.

Don't miss the chance to make this exceptional property your forever home. Book your viewing today!

Built in 2024

### Essential Information

MLS® #	A2202333
Price	\$648,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	39 Sage Hill Lane Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B3

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	40
Zoning	R-Gm

### **Listing Details**

Listing Office	eXp Realty
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