

50 Sage Hill Way NW  
Calgary, Alberta

MLS # A2182357



## \$938,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,658 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Chandelier, Crown Molding, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** NA

**ELEGANT CUSTOM RESIDENCE WITH WALKOUT BASEMENT & SERENE ENVIRONMENTAL RESERVE VIEWS!** This exquisite property built by Greenboro homes boasts over 3600 sqft of impressive array of upscale features, including: - A gourmet kitchen with a sprawling 11' centre island, rich maple cabinetry, superior-grade appliances. - The crowning glory is the lavish 5-piece master ensuite, complete with a rejuvenating jacuzzi tub and spa-inspired amenities - the ultimate sanctuary for relaxation and rejuvenation. - Bonus room includes built-in home theatre with sound-proof walls in all bedrooms upstairs. - House features two gas fireplaces, a double-sided on main level and, second fireplace in the Bonus/Family Room upstairs. - Some key noteworthy upgrades include, California slate tiles, hardwood flooring, built-in desks, AIR-CONDITIONING unit, heated & insulated garage, Hunter Douglas blinds and the list goes on (come see it to believe it). - High ceilings in the beautifully finished WALKOUT basement with independent thermostat - Spacious bedrooms with WALK-IN closets. - Newer Dual Controlled FURNACE (2019), and Hot Water Tank (2020). Nestled against a picturesque environmental reserve, this stunning property offers a tranquil retreat from the stresses of everyday life. Don't miss this exceptional opportunity to own a truly unique and luxurious residence!