

**13 Sage Hill Landing NW**  
**Calgary, Alberta**

**MLS # A2305191**



**\$839,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,559 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Back Lane, No Neighbours Be		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Pet Gate for the stairs

Welcome to 13 Sage Hill Landing NW, a spacious and thoughtfully designed home offering over 2,550 sq.ft. of above-grade exterior area, plus a fully developed basement for added living flexibility. Backing onto an open ravine setting with no homes directly behind, the backyard offers a rare sense of privacy, openness, and a peaceful natural view &mdash; an everyday benefit for relaxing, entertaining, or simply enjoying the changing seasons. The main floor features a functional layout with separate living and family rooms divided by a fireplace, creating distinct spaces for daily living, hosting guests, or quiet family time. Rich hardwood flooring adds warmth and elegance throughout the main level, while upgraded lighting enhances the home&rsquo;s bright and refined feel. The kitchen is both stylish and practical, featuring rich dark wood cabinetry, light-toned quartz countertops, stainless steel appliances, and a generous central island with excellent prep space, storage, and casual seating potential. The warm, classic colour palette gives the home a timeless feel, while the layout connects well with the dining and family areas for everyday use and entertaining. Upstairs, the impressive primary bedroom offers approximately 286 sq.ft. of space, including a charming corner that can be used as a quiet reading or tea area overlooking the ravine. The spacious 5-piece ensuite measures approximately 136 sq.ft., creating an open and elegant retreat. Each upper bedroom is designed with its own walk-in closet, providing flexible and practical storage for growing families, guests, or changing lifestyle needs. A large bonus room and upper laundry further enhance everyday convenience. The developed basement adds even more usable space, featuring a large recreation room, additional bedroom, full bathroom, fireplace, and in-floor heating &mdash; making it a cozy and comfortable area

throughout Calgary's colder months. Smart home lighting technology and ceiling speakers throughout the home add modern convenience and an elevated living experience. A well-balanced home combining space, comfort, privacy, and functionality in the desirable community of Sage Hill. Roofing was replaced 2025. Range Hood Fan was replaced 2023.