

**58 Sage Hill Heights NW**  
**Calgary, Alberta**

**MLS # A2310689**



**\$825,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,511 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

SUITE-READY BASEMENT | DUAL PRIMARY BEDROOMS | NOW \$825,000\* &mdash; Priced below recent Sage Hill comparables, this 2022-built detached home delivers 2,510+ sq ft of upgraded above-grade living PLUS a basement already roughed-in for a future legal secondary suite (subject to approval and permitting by the City of Calgary): private side entrance, TWO separate furnaces, and full kitchen, bathroom & laundry rough-ins. Skip the costly retrofits&mdash;the expensive infrastructure is in place, offering one of the most affordable paths to a future mortgage-helper suite in NW Calgary, subject to City approval. The main floor offers a rare bedroom with full bathroom, ideal for multi-generational living, aging parents, or guests, alongside an open-concept layout with soaring tall doors, a fireplace-anchored living room, and a chef's kitchen featuring quartz countertops, an oversized island, and a separate SPICE KITCHEN that keeps your main space pristine while you cook. Upstairs, the sought-after dual primary bedroom floor plan provides two private retreats, each with its own ensuite&mdash;perfect for blended families, in-laws, or work-from-home couples&mdash;plus two additional bedrooms and a versatile bonus room. In total: 5 bedrooms, 3 full bathrooms, double attached garage, and back lane access, all on a quiet street in Sage Hill, one of Calgary's fastest-growing northwest communities. Walk to T&T Supermarket, Walmart Supercentre, restaurants, and transit; Costco is 10 minutes away, and Our Lady of Grace School and Bearspaw Christian School are under a 5-minute drive. Turn-key, meticulously maintained, and move-in ready&mdash;homes with this level of suite-ready infrastructure rarely last at this price. Book your private showing today. \*Future suite subject to approval and permitting by the City of Calgary.