13 Sage Hill Landing NW
Calgary, Alberta

MLS # A2245751

$949,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,587 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry		

Inclusions:	N/A

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 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, infloor heating , corner gas fireplace, 4th bedroom, den and a full 4-peice bathroom and this home has the raini instant hot water system. Triple pain windows and ceiling speakers further the upgrades.And Also SMART HOME SYSTEM! CALL TODAY FOR PRIVATE SHOWING