



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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188 Sage Hill Heights NW  
Calgary, Alberta

MLS # A2243175

**\$881,000**



|           |                                     |        |                  |
|-----------|-------------------------------------|--------|------------------|
| Division: | Sage Hill                           |        |                  |
| Type:     | Residential/House                   |        |                  |
| Style:    | 2 Storey                            |        |                  |
| Size:     | 2,214 sq.ft.                        | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                                   | Baths: | 2 full / 1 half  |
| Garage:   | Parking Pad, Single Garage Attached |        |                  |
| Lot Size: | 0.10 Acre                           |        |                  |
| Lot Feat: | Back Yard, Street Lighting          |        |                  |

|             |                                                                              |            |     |
|-------------|------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                      | Water:     | -   |
| Floors:     | See Remarks                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                              | Condo Fee: | -   |
| Basement:   | Full, Unfinished, Walk-Out To Grade                                          | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                              | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                              | Utilities: | -   |
| Features:   | Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |            |     |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Discover the final newly constructed detached home available in Sage Hill Crest, NW Calgary. Positioned on a premium corner lot, this residence features a sunny walkout basement and is equipped with rough-ins for a potential future development (subject to City of Calgary approval). Large windows and an elevated location offer abundant natural light throughout. The open-concept main floor includes a modern kitchen, electric fireplace, and a dedicated office space. The upper level features a central bonus room with architectural detailing, separating the primary bedroom from two secondary bedrooms. This home is conveniently located within a 5-minute walk of T&T Supermarket, Walmart, and a variety of retail shops and restaurants. Nearby amenities also include walking paths and a proposed City of Calgary transit hub and library down the road. Live in a vibrant, established community that's almost completely developed!