

**TN** REALTOR®  
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FOR SALE

111 SAGE HILL GREEN  
NW CALGARY

### Fully Developed Home Across from Park with Expansive Yard!

This beautifully finished home is located across from green space and not one but two parks offering a rare blend of space, style, and convenience. The home features 4 bedrooms, 3.5 bathrooms, two living rooms, and a large bonus room. The main floor boasts an open layout with 9' ceilings, hardwood flooring, and a kitchen with granite countertops, a raised bar, and a built-in hutch. The spacious backyard includes a large deck, dog run, and plenty of space for outdoor enjoyment. Upstairs, the primary suite has a king-sized bed, 4-piece en-suite, and custom walk-in closet. The professionally finished basement offers an additional living room, 4th bedroom, and 3-piece bath. Additional features include built-in speakers, Vacu-Flo, and underground sprinklers. Located in Sage Hill, the home offers easy access to major routes, shopping centers, schools, and amenities. Don't miss out—schedule a private viewing today!



### Property Highlights

- ✓ Fully furnished basement
- ✓ 4 Bedrooms
- ✓ 3 Bathrooms
- ✓ 1840 SF
- ✓ Bonus room
- ✓ Built in speakers
- ✓ Vacu-flow
- ✓ Open Floorplan



Large backyard



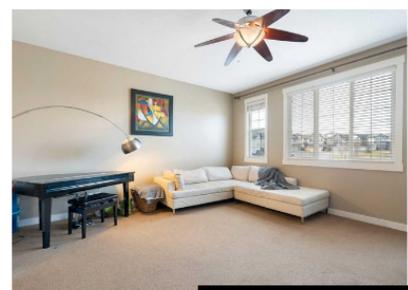
Across the street  
from green space



Sprinkler system



Fenced in Dog Run



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