

365 Sage Hill Rise NW Calgary, Alberta

MLS # A2242477

\$659,000

| | | | |
|-----------|----------------------------------|--------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Other | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,072 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|-------------|---|------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Flat, Vinyl, Wood | Condo Fee: | \$ 251 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-1 d80 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: N/A

Welcome home. Largest unit in the complex. 9-ft ceilings on every floor, large windows that let in ample sunlight, and a rooftop patio, this townhouse is as stunning as it is luxurious. The main floor provides open-concept living space and a kitchen with loads of cabinet space, a large quartz island that comfortably sits four, a walk-in pantry, high end appliances, and custom lighting. Also on the main floor is a dining area and a bright living room with plenty of space to get creative with your home decor. Upstairs, enter the large primary bedroom and its walk-in closet and ensuite with dual sinks and floor-to-ceiling tiled shower. Two additional bedrooms, another full bathroom, and a laundry area complete the upper floor. Heading up to your rooftop patio, you can use the landing in the summer to keep your supply of beverages cool or as a place to store outdoor furniture in the winter. Enjoy the privacy and fresh air, soak up the sunshine, host a BBQ, or just relax in tranquility. The ground floor entry has a full bathroom that is attached to a den, perfect for an office, gym or even a guest room. The attached DOUBLE GARAGE has been upgraded with epoxy flooring and you can comfortably fit another four vehicles on the 40-ft driveway. Plenty of amenities are within walking distance, including shops, restaurants, a daycare, and a brand new medical building. Book your private showing today so you can get a feel for what your life would be like in the growing community of Sage Hills.