

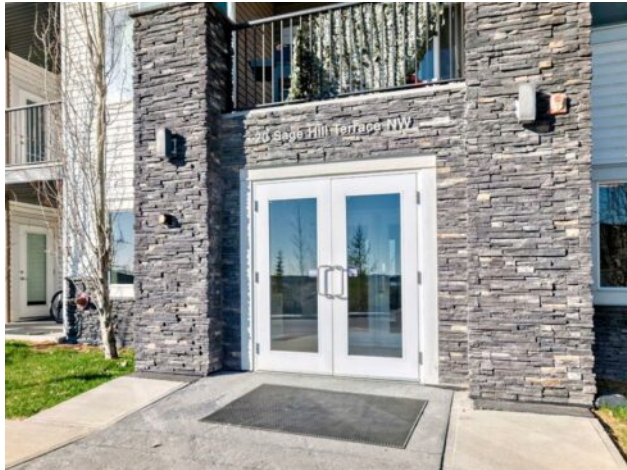


GRASSROOTS
REALTY GROUP

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**306, 20 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2215992



\$334,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters		

Inclusions:	Murphy bed and att cabinetry (no mattress)
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TOP FLOOR, MOVE-IN READY 2 BED | 2 BATH CONDO WITH RAVINE & ROLLING HILLS VIEWS in the desirable neighborhood of Sage Hill! Step inside to find an open and inviting space with 9' ceilings and luxury vinyl plank flooring throughout. The clean, modern finishings start in the island kitchen featuring luxurious quartz countertops, stainless steel appliances, and undermount sink. Complementing the kitchen, professionally installed upper cabinets in the dining area offer additional storage. Off the inviting, light-filled living area, the large, covered balcony is perfect for your patio furniture and BBQ. The tranquil master bedroom features a walk-through closet and a full ensuite washroom. Ideal as a guest room, home office or a place for your hobbies, the 2nd bedroom has a Murphy Bed (included) which can be easily tucked away. Fitting for cold days, in-floor heating and titled heated underground parking will keep you nice and cozy! In-suite laundry rounds out this stylish condo. Plenty of shopping, dining, parks and pathways are nearby as well as quick accessibility to major roadways such as Stoney and Shaganappi Trails. Don't miss out on this beautifully maintained, pet friendly suite! Schedule your viewing today!!