

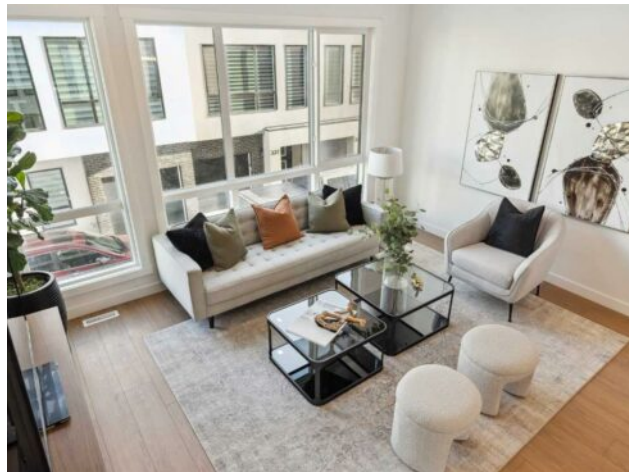


**GRASSROOTS**  
REALTY GROUP

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**235 sage hill Rise NW**  
**Calgary, Alberta**

**MLS # A2229218**



**\$549,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,610 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 199
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance

**Inclusions:** na

**\*\*SHOWHOME OPEN THURSDAY FRIDAY 3-6 pm, Saturday 1130-2 and Sunday 12-4 PM \*\* ONLY 10 UNITS LEFT.** Experience elevated luxury in your very own townhome, the first of its kind in Northwest Calgary. Every unit offers 9-foot ceilings on each level and large windows that fill the space with natural light all day long. The main floor features a bedroom with a private 4-piece ensuite, a separate entrance for added flexibility, and a single attached garage with bonus storage. The open-concept second floor includes luxury vinyl plank flooring, quartz countertops, full-size stainless steel appliances, a large island for entertaining, and a true walk-in pantry with plenty of shelving. Upstairs, you'll find two spacious bedrooms, each with its own ensuite bathroom so you never have to share again. A versatile den offers extra storage or can be used as an office, reading nook, or hobby space. Multiple units and price points are available, including end units and luxurious rooftop patios. Reach out today to see what's available! \*Photos are of show home and may not depict exact finishings of current unit, listing agent to find out what finishings are available. \*SHOWHOME Address: 349 Sage Hill Rise