

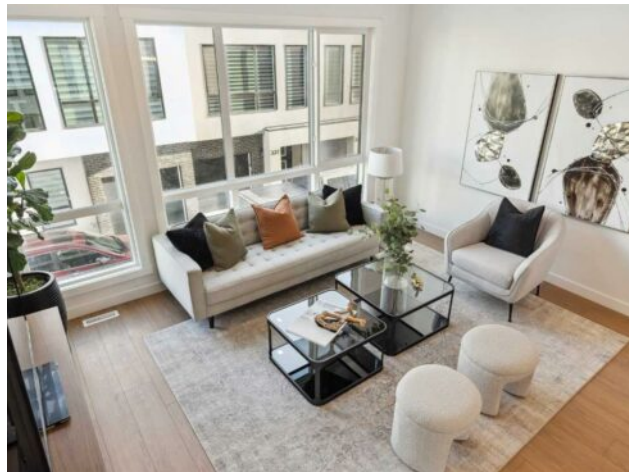


GRASSROOTS
REALTY GROUP

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235 sage hill Rise NW
Calgary, Alberta

MLS # A2229218



\$549,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 199
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R2M
Foundation:	Poured Concrete	Utilities:	-
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 EVERY THURSDAY FRIDAY 3-6 PM and SATURDAY SUNDAY 11-2 PM**** 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