



GRASSROOTS
REALTY GROUP

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**333 Sage Hill Circle NW
Calgary, Alberta**

MLS # A2231294



\$509,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,516 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Secured, Titled		
Lot Size:	-		
Lot Feat:	City Lot, Cleared, Level, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 201
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: NONE

WELCOME to this lovely townhome in a very sought-after community of SAGE HILL! Discover the comfort, modern, contemporary living in this beautiful home! This 3 Level Townhome offers over 1500 sq ft of designed comfortable living space with 3 spacious bedrooms, 3 bathrooms and exquisite finishings. Close to shopping, transportation, schools, and parks etc. Maintenance free exterior, double attached secure garage in the rear. The second level opens up to a gourmet kitchen with lots of cabinetry, quartz counter tops, massive waterfall island, stainless steel appliance package, the dining room leads to the elevated deck, spacious living room also leads to an elevated deck, includes a 2 piece guest bathroom/powder room, 6 ft Prism Wall Fireplace makes for a cozy ambience. Upper level offers 3 spacious rooms, including an ensuite, full 4 piece bathroom/ laundry for convenience, premium flooring and upgraded finishes through-out this home, vaulted ceilings! COME SEE FOR YOURSELF/ LOW FEES/ AFFORDABLE LIVING.