



**605, 199 Sage Hill Heights NW
Calgary, Alberta**

MLS # A2236031



\$439,900

Division:	Sage Hill		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,093 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 209
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Logel Homes is proud to present their latest townhome offering, located at the newly released Sage Walk Ravines development. Designed with a modern fibre cement exterior, this home also includes 9' knockdown ceilings, luxury vinyl plank flooring, and oversized windows that give an abundance of natural light. The kitchen features multiple designer cabinetry options, soft-close dovetailed drawers and doors, quartz countertops, and a full-height backsplash. Stainless steel appliances include a fridge, smooth-top self-cleaning range, and an over-the-range microwave with hood fan. Quartz countertops continue in the bathrooms, and a stacked washer and dryer are included. Both bedrooms feature their own en-suite bathrooms. A 72 sq. ft. deck off the living room and an oversized underdrive garage complete the layout. Situated along the ravine with direct access to walking and biking paths, plus a pedestrian bridge connecting to nearby restaurants and shopping at Sage Hill Crossing (T&T Supermarket and more), and only minutes from the Gates of Nolan Hill retail area. Design your home with over 2000 standard and upgrade options with a one-on-one Interior Design Services appointment, complimentary with every pre-construction purchase. Finally, Alberta New Home Warranty coverage is included for peace of mind.