

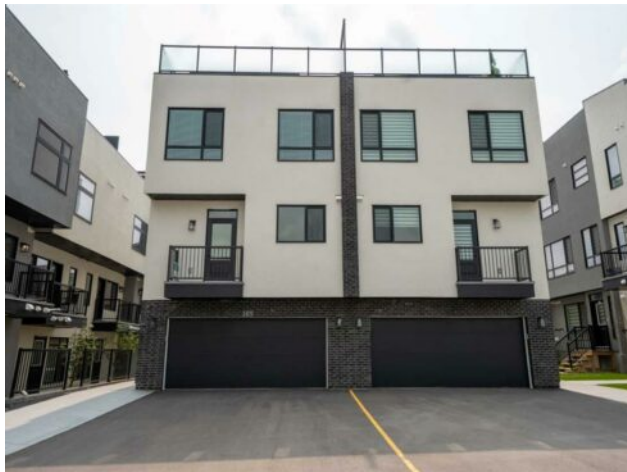


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

365 Sage Hill Rise NW
Calgary, Alberta

MLS # A2242477



\$629,000

Division:	Sage Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	2,072 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Vinyl, Wood	Condo Fee:	\$ 251
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d80
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions:	N/A
--------------------	-----

PRICE IMPROVED! Welcome home. Largest unit in the complex. 9-ft ceilings on every floor, large windows that let in ample sunlight, and a rooftop patio, this townhouse is as stunning as it is luxurious. The main floor provides open-concept living space and a kitchen with loads of cabinet space, a large quartz island that comfortably sits four, a walk-in pantry, high end appliances, and custom lighting. Also on the main floor is a dining area and a bright living room with plenty of space to get creative with your home decor. Upstairs, enter the large primary bedroom and its walk-in closet and ensuite with dual sinks and floor-to-ceiling tiled shower. Two additional bedrooms, another full bathroom, and a laundry area complete the upper floor. Heading up to your rooftop patio, you can use the landing in the summer to keep your supply of beverages cool or as a place to store outdoor furniture in the winter. Enjoy the privacy and fresh air, soak up the sunshine, host a BBQ, or just relax in tranquility. The ground floor entry has a full bathroom that is attached to a den, perfect for an office, gym or even a guest room. The attached DOUBLE GARAGE has been upgraded with epoxy flooring and you can comfortably fit another four vehicles on the 40-ft driveway. Plenty of amenities are within walking distance, including shops, restaurants, a daycare, and a brand new medical building. Book your private showing today so you can get a feel for what your life would be like in the growing community of Sage Hills.