



GRASSROOTS
REALTY GROUP

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322 Sage Hill Circle NW
Calgary, Alberta

MLS # A2248168



\$520,000

Division:	Sage Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,812 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Other, Stucco	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	na
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4-levels, 4-bedrooms, 4.5-bathrooms. This townhome offers 1,812 sq. ft. of bright, contemporary living, providing ample space for everyone to spread out. Perfect for large families, home-office setups, or frequent guests, this home offers privacy on every level. A full-length driveway and tandem 2-car garage mean parking is never a problem. Step inside to 9' ceilings, east-west windows, and a main floor that flows effortlessly from the open living room into the sleek modern kitchen and spacious dining area. The kitchen is a showstopper with 42" upper cabinets, stainless steel appliances, and a 10-foot island with a breakfast bar — ideal for entertaining. The third floor is your retreat, with a private master suite featuring its own balcony, walk-through closet, and 4-piece ensuite. A second bedroom, full bath, and laundry are also on this level. Upstairs on the fourth floor, two more bedrooms each have their own en-suites, including one with a private terrace and walk-in closet, a dream setup for older kids, extended family, or a work-from-home studio. Enjoy maintenance-free living with a durable, non-combustible exterior finished in acrylic stucco, steel siding, and stone. High-quality interiors feature LVP flooring, carpet, and thoughtful upgrades throughout. Move-in ready — book your private showing today and discover a home that truly grows with you. PLEASE BOOK YOUR PRIVATE SHOWING