

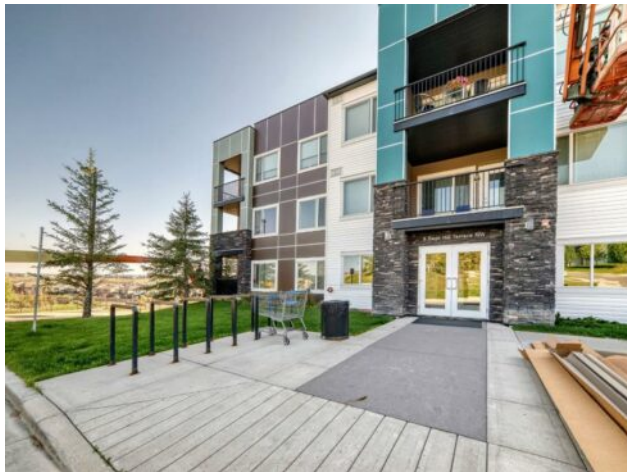


**GRASSROOTS**  
REALTY GROUP

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

**2, 8 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2257298**



**\$239,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	585 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 8 SAGE HILL TERRACE! This gorgeous bright One Bedroom + Den, move-in ready open concept ground-level condo has over 585 sq ft of cozy living space in popular and desirable SAGE HILL! Packed with tons of features to love, including light hardwood laminate flooring throughout, 9ft ceilings, large master with ensuite bathroom with walk-through closets, and a den with custom cabinetry which makes for a great office. This lovely unit also has ensuite laundry! A large open concept living/dinning area includes a big window to brighten up the space, along with stainless steal appliances and lots of cabinets space! You may also enjoy a private ground level balcony, large enough to fit BBQ, table and plenty of seats! Close to everything you need for day-to-day living! Shopping and commuting are a breeze as everything is right at your doorstep, including Stoney Trail! Call today to book private viewing! You won't want to miss this one!