



**GRASSROOTS**  
REALTY GROUP

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**231 Sage Hill Rise NW**  
**Calgary, Alberta**

**MLS # A2260012**



**\$539,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d80
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters		

**Inclusions:** none

Welcome to this Beautiful, High end town home in sage hill. This unit has 9 foot ceiling on all levels, Stucco and stone exteriors, Black cladding huge windows. The ground floor has a Den and single car garage with the separate entrance. Main floor has a good size living, dining room, Kitchen, Pantry and a half bath. Upstairs has 2 bedrooms with 2 attached bathrooms and a laundry. Master bathroom has a custom standing shower. This unit is over 16 feet wide and fully upgraded with Pot lights, black hardware, &ldquo;comfort height&rdquo; vanities, 2 and a half bath and the list goes on. This complex is built on a 16 Acres site that has 100,00 sqft of commercial plaza and 5 minutes walk to Wal-Mart , 24000 sqft of medical building and all kind of shopping with in the complex. Realtor is related to the seller.