



GRASSROOTS
REALTY GROUP

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**404, 85 Sage Hill Heights NW
Calgary, Alberta**

MLS # A2262413



\$505,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,416 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	none
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Open house Nov 22 from 11 to 1:30 PM All Welcome *| 4-Bed | 2.5 Bath | LOADED WITH UPGRADES | End unit!! | ALMOST BRAND NEW** Location, location, location, welcome to this amazingly designed Double ATTACHED GARAG home at Sage Hill. The main level, high ceilings and the open layout welcomes you to spacious living room & dining area with access to PRIVATE BALCONY for unobstructed space that invites natural light into the space throughout the day. The functional kitchen boasts a generous size, cabinets to ceiling, quartz countertops, stainless steel appliances, and designer features. This level also has a 2PC bathroom. The upper level has a roomy master bedroom with 4PC En-suite. Two additional spacious bedrooms, and a well-appointed main bath, ensuring comfort and convenience. This unit comes with ATTACHED DOUBLE GARAGE including storage accommodate large vehicle. This Townhome is well managed with low condo fees and lots of visitor parking. Close to all amenities, shopping, transit friendly, easy access to Stoney Trail, Shaganappi Trail & Nose Hill Park. Don't let this slip away, call to book a showing.