



**GRASSROOTS**  
REALTY GROUP

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

**357 Sage Hill Circle NW  
Calgary, Alberta**

**MLS # A2268105**



**\$479,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	\$ 195
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\* LOVE YOUR LIFESTYLE! \* Dual Primary bedrooms + 3 bathroom + 2-car parking with an attached garage \*\* This modern 3-story air-conditioned 1615+ SF townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, parks, shopping, pathways, dog parks, community center, Beacon Hill, and FUN! The spacious main living area features a large living room, an open kitchen, and a dining room, all of which have bright east-facing windows. The open "Chef's" kitchen features ample counter space, wood-style cabinet doors, white quartz waterfall-edge countertops, a pantry closet, and stainless steel appliances. BONUS: smooth top electric stove with OTR microwave, and water line service to the fridge with ice/water door dispensing. A sizeable east-facing outdoor 27' x 4'6' upper deck is quickly accessed through the patio door and offers a nice place to enjoy the BBQ with a gas line on your summer evenings. BONUS: The great room offers an electric fireplace with a custom tile-faced wall detail. The upper floor features two good-sized bedrooms, both with private ensuite bathrooms. The primary bedroom layout features a private upper 10' x 6' balcony, ensuite with a super-sized soaker tub / separate shower, and his/her closets. The second primary bedroom features soaring, high-vaulted ceilings. This home has everything you need with a functional yet stylish layout. A quick possession date is available! Call your friendly REALTOR(R) to book a viewing!