

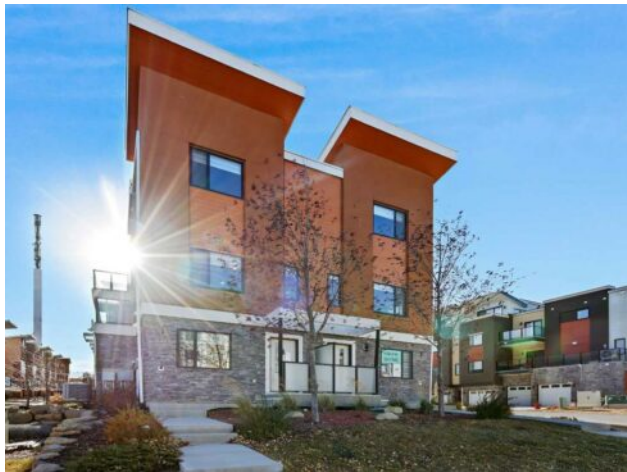


GRASSROOTS
REALTY GROUP

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357 Sage Hill Circle NW
Calgary, Alberta

MLS # A2268105



\$479,900

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

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	\$ 195
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Stone, Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 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!