



GRASSROOTS
REALTY GROUP

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107, 16 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2278117



\$299,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Bracket for TV		

Experience modern living in this stunning ground-floor condo located in the heart of vibrant Sage Hill. Boasting 9-foot ceilings and sleek luxury vinyl plank flooring, this open-concept unit is flooded with natural light from its prime south-facing orientation. The chef-inspired kitchen features quartz countertops, a large island with seating, stainless steel appliances, and a dedicated pantry. The thoughtful layout includes two spacious bedrooms that are separated by the living space. The primary retreat features a walk-in closet leading to a private 4-piece ensuite with luxurious heated tile flooring—a comfort also found in the second full bathroom. Step through the screened door to your private patio, perfect for BBQs and immediate access to community walking paths. It also doubles as your direct access to your unit without going through the building with plenty of street parking out front. Located minutes from Walmart, Costco, T&T Supermarket, and Stoney Trail. This move-in-ready home offers the perfect blend of convenience and style!