



**GRASSROOTS**  
REALTY GROUP

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**313, 12 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2278290**

**\$349,900**



<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** garage remote, window covering

Welcome to one of the largest and most sought-after units in the building &ndash; a stunning top-floor corner suite featuring 2 spacious bedrooms + den, 2 full bathrooms, and underground parking. Bathed in natural light from its south-facing balcony, this home offers both style and functionality in equal measure. Step inside to discover a truly elevated living experience: enjoy the comfort of in-floor heating throughout, soaring 9-foot ceilings, no carpet, sleek quartz countertops, stainless steel appliances, and so much more. Every detail has been thoughtfully designed to offer premium living in a prime location. Perfectly positioned close to all amenities with easy access to Stoney Trail, this rare offering won't last long. Don't miss your chance &ndash; book your private showing today!