GRASSROOTS REALTY GROUP

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125 sage hill Circle
Calgary, Alberta

MLS # A2300450

$489,900

Division:	Sage Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,379 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 210
Basement:	Other	**LLD:**	-
Exterior:	Stucco	**Zoning:**	M-1 d100
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: none

Modern Luxury Meets Unbeatable Value at 125 Sage Hill Circle! This stunning, like-new townhouse offers an incredible 1,600+ sq. ft. of total living space meticulously designed for those who crave high-end finishes without the high-end price tag. The bright, open-concept main floor shines with luxury plank flooring, quartz countertops, and a chef-inspired kitchen featuring designer tile and top-tier stainless steel appliances. Upstairs, you'll find three spacious bedrooms, complemented by a fully finished basement that houses a fourth bedroom—perfect for a quiet home office or guest retreat. Complete with an attached double garage and unbelievably low condo fees, this home provides the ultimate balance of comfort and convenience. Located just steps from Walmart, local dining, and scenic walking trails with easy access to major commuting routes, this exceptional property is priced to sell fast. Don’t wait—schedule your private showing today and make this dream home yours!

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