



355 SAGE HILL Rise NW
Calgary, Alberta

MLS # A2133584



\$598,500

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,771 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: NONE

Beautiful, High end town home in sage hill with ROOF TOP PATIO. This unit has 9 foot ceiling on all levels, Stucco and stone exteriors, Black cladding huge windows. The ground floor has one bedroom with a full Bath and single car garage with the separate entrance. Main floor has a good size living, dining room, Kitchen, a walk in Pantry and a half bath. Upstairs has 2 bedrooms with 2 attached bathrooms and a laundry. Master bathroom has 2 sinks and a custom standing shower. This unit is over 15 feet wide and fully upgraded with Pot lights, black hardware, “comfort height” vanities, 3 and a half bath and the list goes on. This complex is built on a 16 Acres site that has 100,00 sq ft of commercial plaza and 5 minutes walk to Wal-Mart , 24000 sq ft of medical building and all kind of shopping with in the complex. Realtor is related to the seller.