



341 SAGE HILL Rise NW
Calgary, Alberta

MLS # A2133609



\$539,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Storey | | |
| Size: | 1,701 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Landscaped, Underground Sprinklers | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Flat | Condo Fee: | \$ 200 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Separate Entrance | | |

Inclusions: NONE

Beautiful, High end town home in sage hill . 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 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.