



45 Sage Hill Path NW
Calgary, Alberta

MLS # A2136879

\$579,000



Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Alloy 18 by Calbridge Homes, a stunning two-story townhome featuring 2 bedrooms and 2.5 bathrooms. This residence boasts an open-concept living area with a spacious kitchen island perfect for entertaining. The upper level offers dual primary bedrooms, each with its own ensuite, double vanity, and walk-in closet, providing ample space and privacy. Convenience is enhanced with an upper-level laundry room. The home also includes a double detached garage and beautifully landscaped front and backyards, offering a perfect blend of style and functionality. Photos are representative