



**377 Sage Hill Rise NW  
Calgary, Alberta**

**MLS # A2144305**



**\$649,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** none

Beautiful, High end town home, over 2000 sqft, 3 bedrooms 3 and half bath room and Roof Top Patio unit 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 Double car garage. Main floor has a good size living, dining room, Kitchen, a walk in Pantry and a half bath. Upstairs has 3 bedrooms with 2 attached bathrooms and a laundry. Master bathroom has a custom standing shower. This unit is over 20 feet wide and fully upgraded with Pot lights, black hardware, &ldquo;comfort height&rdquo; vanities. 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.