



1108, 3727 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2162074



**\$385,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Ground floor beauty in the enthralling and popular Mark 101 at Sage Hill. The buildings are designed with everyone who values carefree living in mind. Suitable for professionals, young families, and older folks. This beautiful 2 bedrooms, 2 bathrooms ground floor end unit will compliment your lifestyle. The ground floor provides you that luxury of quick access to this amazing end unit from the ground level patio. You will love the open floor design with a great flow from the entry. The kitchen, complete with an expansive island with granite countertop overhang for your sitting, eating and entertainment comfort is perfect for cooking and dining. The living room overlooks the patio and street. Two large bedrooms including a primary with ensuite, and a second bedroom, and adjacent full bath make living arrangement and unit very desirable. Unit has a great westward view, with a great large ground level balcony equipped with gas hook up for your grilling enjoyment. This property offers you the luxury of heated titled underground park. Sage Hill Crossing is close to several amenities &ndash; shopping, malls, restaurants, grocery stores. Its proximity to Creekside Shopping Centre adds more options with a short drive. The immediate access to Stoney Trail heading East or West facilitates smooth transfer to your destination within the city.