



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3, 8 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2179458**



**\$259,900**

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	574 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** None

\*\*\*\* OPEN HOUSE SUNDAY NOVEMBER 17, 2-4PM \*\*\*\*Welcome to this Stylish and Sophisticated Ground-Level 1 Bedroom + Den Condo in Desirable Sage Hill. This south-facing unit is flooded with natural light and offers a low-maintenance lifestyle, featuring gorgeous laminate flooring throughout, granite countertops, 9-foot ceilings, and in-floor heating. With two separate entries, this condo provides added convenience and flexibility. The culinary kitchen comes with full-height cabinetry with soft-close features, and stainless steel appliances. The spacious master bedroom easily accommodates large furniture and boasts a walk-in closet for ample storage. The bathroom mirrors the kitchen's elegant design with matching granite counters. Step outside onto your generous ground-level patio, perfect for morning coffees, evening BBQs with friends, or relaxing weekends soaking up the sun. Additional highlights include almost new laundry machines, assigned parking, and a location within a well-maintained complex that exudes pride of ownership. The tranquil courtyard, with views over the ravine, offers a peaceful retreat, while walking paths around the ravine are just steps from your door. Sage Hill Plaza and Creekside Shopping Centre, with a variety of amenities, are also within easy walking distance. This home is truly move-in ready—just unpack and enjoy!