



**309, 265 Sage Hill Rise NW
Calgary, Alberta**

MLS # A2182203



\$549,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,610 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 199
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		
Inclusions:	N/A		

Welcome to a community where modern living meets timeless design—your opportunity to own an affordable yet luxurious townhome in the heart of Sage Hill. Thoughtfully designed with quality craftsmanship and high-end finishes, this vibrant new complex invites you to experience homeownership at its finest. Picture yourself in this beautiful townhome, where every detail has been carefully considered. From the striking stucco and stone exteriors to the expansive black-clad windows, the aesthetic is as sophisticated as it is inviting. Step inside, and you’ll find 9-foot ceilings on every level, flooding the space with natural light and creating an open, airy feel. On the ground floor, a cleverly placed utility room and a single-car garage with a separate entrance maximize functionality and flexibility for modern living. The main floor is where life happens—an open-concept living and dining area flows seamlessly into a chef’s kitchen with a walk-in pantry and a stylish half bath. Upstairs, discover two spacious bedrooms, each with its own ensuite. The primary suite is a retreat, complete with double sinks and a custom standing shower. This home is more than just beautiful; it’s built for comfort and style. Upgrades include pot lights, sleek black hardware, comfort-height vanities, and 3.5 baths. Set on a sprawling 16-acre site, this community offers convenience at your doorstep. With 100,000 square feet of commercial plaza space, a 24,000-square-foot medical center, and easy access to Walmart and other shopping, everything you need is within walking distance. This is your chance to own a thoughtfully designed, fully upgraded home in a dynamic community. The perfect blend of style, convenience, and affordability is waiting for you. Phase 2 offers 28 townhomes currently available, featuring multiple units with different floor plans.

Please reach out for more information.