



**114, 4 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2192433



\$299,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	810 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: All window coverings,

Welcome to your exquisite new home in the fantastic neighborhood of Sage Hill, NW Calgary! This delightful 2-bedroom, 2-bathroom ground floor condo unit offers a beautiful blend of comfort and modern conveniences, perfect for anyone seeking a cozy retreat. As you step inside, you'll find laminate flooring flows throughout the main living areas, with loads of light pouring into the unit, plush carpeting in the bedrooms, stylish tile floors in the bathrooms, ensuring a seamless and inviting atmosphere. The heart of the condo is the stunning kitchen, equipped with a pantry, luxurious granite countertops, and a chic tile backsplash that adds character to the space. With an abundance of cabinets and cupboards, along with sleek stainless steel appliances, and eat up centre island, you'll have all the room and amenities you need for cooking and entertaining! The master suite is a true haven, featuring a remarkable walk-through closet that leads you to a spacious 4-piece ensuite. Enjoy the convenience of in-suite laundry, cozy in-floor heating, plenty of additional in unit storage space with loads of shelving, a coat closet, plus a large linen closet. Step out onto your east-facing balcony, where you can bask in the gorgeous sunrises, making every morning a special occasion! With assigned parking and the vibrant Sage Hill community right outside your door, this condo is not just a place to live, but a wonderful lifestyle waiting to be embraced! And Imagine not having to take or wait for an elevator every time you want to leave your building. Enjoy the ease of the commute to downtown, or to major roads to head west to the rockies. Or just stay in the community and enjoy the ample amenities, the pathways and green spaces, and sense of community from the neighbours. Amazing complex, community, and value!! Maybe time to call this one home!