



GRASSROOTS
REALTY GROUP

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

201, 8 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2198417



\$319,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 786 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 525 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Composite Siding | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows | | |
| Inclusions: | N/A | | |

Experience the open panoramic views of rolling hills and a ravine from this luxurious two-bedroom and a den, 2ND FLOOR CORNER condo. the unit has NEW FLOORING and has been FRESHLY PAINTED! This well-managed building boasts several upgrades, including laminate flooring, designer lighting with dimmers, and 9 ft ceilings, creating a warm, modern ambiance. The open concept kitchen features upgraded cabinetry, quartz countertops, a beautiful backsplash, GE appliance package, and an eat-up peninsula island. The spacious living room, with massive windows and access to a private balcony with NW views, is perfect for hosting gatherings. The primary bedroom showcases a walk-through closet, a large window, and a 4-piece ensuite bathroom with a window for natural light. The second bedroom comfortably accommodates a queen bed, and an additional 4-piece bath, upgraded stacker laundry, and a massive ensuite storage room that you can also use as a Den complete the unit. The condo includes several notable features, such as throughout, quartz counters in both baths, upgraded tiling, flooring, and Moen faucets. The underground titled parking spot, conveniently located near the elevator and away from other cars, is a notable highlight. This pet-friendly building features specially designed pet turf for furry friends. Don't miss this opportunity to own a condo in the highly sought-after community of Sage Hill with easy access to all its amenities. Book your private viewing today!