

333 Sage Hill Circle NW  
Calgary, Alberta

MLS # A2257573

**\$499,900**

|                  |                                                   |               |                  |
|------------------|---------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                                         |               |                  |
| <b>Type:</b>     | Residential/Five Plus                             |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                |               |                  |
| <b>Size:</b>     | 1,516 sq.ft.                                      | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Rear, Titled |               |                  |
| <b>Lot Size:</b> | -                                                 |               |                  |
| <b>Lot Feat:</b> | City Lot, Cleared, Level, Paved, Street Lighting  |               |                  |

|                    |                                                         |                   |          |
|--------------------|---------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                         | <b>Condo Fee:</b> | \$ 201   |
| <b>Basement:</b>   | None                                                    | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Metal Siding , Stucco                         | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | Poured Concrete                                         | <b>Utilities:</b> | -        |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Smoking Home, Storage |                   |          |

**Inclusions:** -

Welcome to this lovely townhome in the very sought-after community of Sage Hill. Discover the comfort of modern, contemporary living in this beautiful home. This 3-level townhome offers over 1500 sq ft. of designed comfortable living space with 3 spacious bedrooms, 3 bathrooms and exquisite finishes. This home offers a maintenance-free exterior, and a double attached secure garage in the back. The second level opens up to a gourmet kitchen, plenty of cabinetry, quartz counter tops, a beautiful waterfall island, and a stainless steel appliance package. Finally the second floor has a spacious living room, a dining room that leads onto an elevated deck, a two-piece bathroom/powder room and a beautiful 6 ft. prism wall fireplace that makes for a cozy ambience. The upper level offers 3 good-sized bedrooms, including a ensuite as well as an additional 4-piece bathroom and the convenience of upstairs washer and dryer! With upgraded finishes throughout the home, premium flooring and vaulted ceilings, and minutes away from shopping, transportation, schools and parks... COME SEE THIS HOME FOR YOURSELF!!