

**404, 85 Sage Hill Heights NW  
Calgary, Alberta**

**MLS # A2247315**



**\$558,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill              |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,416 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | \$ 335 |
| <b>Basement:</b>   | None                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                    | <b>Zoning:</b>    | MC-2   |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island |                   |        |

|                    |          |
|--------------------|----------|
| <b>Inclusions:</b> | Hood fan |
|--------------------|----------|

OPEN HOUSE!!!!Aug 16 and 17 Saturday 11-3:30PM and Sunday 1-3:30PM\*| 4-Bed | 2.5 Bath | LOADED WITH UPGRADES | End unit!! | ALMOST BRAND NEW\*\* Location, location, location, welcome to this amazingly designed Double ATTACHED GARAG home at Sage Hill. The main level, heigh ceilings and the open layout welcomes you to spacious living room & dinning area with access to PRIVATE BALCONY for unobstructed space that invites natural light into the space throughout the day. The functional kitchen boasts a generous size, cabinets to ceiling, quartz countertops, stainless steel appliances, and designer features. This level also has a 2PC bathroom. The upper level has a roomy master bedroom with 4PC En-suite. Two additional spacious bedrooms, and a well-appointed main bath, ensuring comfort and convenience. This unit comes with ATTACHED DOUBLE GARAGE including storage accomodate large vehicle. This Townhome is well managed with low condo fees and lots of visitor parking. Close to all amenities, shopping, transit friendly, easy access to Stoney Trail, Shaganappi Trail & Nose Hill Park. Don&rsquo;t let this slip away, call to book a showing.