

## 67 Sage Hill Common NW Calgary, Alberta

MLS # A2231099



# \$469,900

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Partial, Partially Finished
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 371
<b>LLD:</b>	-
<b>Zoning:</b>	M-1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

Nestled in the popular community of Sage Hill, this well maintained 4 bedroom, 2.5 bathroom townhome boasts over 1700 sq ft of developed space. This particular unit is one of the rare units that back onto the ravine. As you enter the space you will find the 4th bedroom on the main level(no closet)move up to the 2nd floor and you will find a spacious open floor plan with the kitchen being the focal point and making this a great place to entertain! There is a large kitchen island, loads of cabinet space and new stainless appliances. The large living room and den are flanked with west facing windows and patio door both facing the west ravine. The dining area is located on the east side of the living area and is also flanked with windows, there you will find access to the second deck/balcony. On the upper level you have 3 good sized bedrooms, the master ensuite features a walk-in closet, large soaker tub, stand up shower and large vanity. The stackable washer and Dryer is also located on the upper level making it ideal for a family. This home is bright and airy with loads of windows and natural light. Other features to note in this property are the oversized garage, new paint, and new appliances. You will also relish in the great walking paths, green space and all the amenities that this community have to offer. Call to book your showing today!