

**333 Sage Hill Circle NW**  
**Calgary, Alberta**

**MLS # A2231294**



**\$509,000**

<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>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Secured, 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>	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 Animal Home, No Smoking Home, See Remarks		

**Inclusions:** NONE

WELCOME to this lovely townhome in a very sought-after community of SAGE HILL! Discover the comfort, 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 finishings. Close to shopping, transportation, schools, and parks etc. Maintenance free exterior, double attached secure garage in the rear. The second level opens up to a gourmet kitchen with lots of cabinetry, quartz counter tops, massive waterfall island, stainless steel appliance package, the dining room leads to the elevated deck, spacious living room also leads to an elevated deck, includes a 2 piece guest bathroom/powder room, 6 ft Prism Wall Fireplace makes for a cozy ambience. Upper level offers 3 spacious rooms, including an ensuite, full 4 piece bathroom/ laundry for convenience, premium flooring and upgraded finishes through-out this home, vaulted ceilings! COME SEE FOR YOURSELF/ LOW FEES/ AFFORDABLE LIVING.