

**201, 4 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2312301



\$310,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Excellent 2 bedroom 2 bathroom corner end unit with hard flooring throughout. This well laid out second floor unit has a great open floor plan with bedrooms on opposite sides, and a private den or insuite storage room as you prefer. Spacious entry with large closet and laundry nook. U shaped kitchen has tons of cabinetry, loads of granite countertops with an undermount sink, a breakfast ledge and stainless steel appliances. The master bedroom overlooks the ravine and has a 4 piece ensuite with walk through closet. West facing patio opens to green area, and also enjoys views of the ravine. Corner End unit with just one neighbour.