

7, 4 Sage Hill Terrace NW Calgary, Alberta

MLS # A2345782


\$269,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: None

GROUND-LEVEL LIVING, a PRIVATE PATIO and a well-designed 2 BEDROOM, 2 BATHROOM layout come together in this move-in-ready Sage Hill condo, placing everyday conveniences close to home. Inside, 9' CEILINGS enhance the sense of space while an OPEN-CONCEPT FLOOR PLAN and durable laminate flooring establish an easy flow for daily living and entertaining. Anchoring the main living area, the kitchen pairs QUARTZ COUNTERTOPS with STAINLESS STEEL APPLIANCES, a CORNER PANTRY and a centre island with casual breakfast bar seating. Just beyond, the dining area sits at the heart of the open concept space, making conversation effortless whether you are hosting friends or settling in for a quiet meal. Natural light brightens the spacious living area, with direct access outside for SEAMLESS INDOOR-OUTDOOR LIVING on the ground-level patio. Tucked away for added privacy, the primary retreat connects through WALK-THROUGH CLOSETS to its own 4-PIECE ENSUITE. A second bedroom and another 4-piece bathroom accommodate overnight guests, a roommate or a dedicated home office with ease. Practical details continue with IN-SUITE LAUNDRY and an ENCLOSED STORAGE ROOM, keeping household essentials conveniently within the suite. An ASSIGNED PARKING STALL adds another layer of day-to-day simplicity, while building amenities extend beyond the unit with a PARTY/GAMES ROOM and BIKE STORAGE. Outside your door, Sage Hill puts shopping, restaurants, groceries, fitness and services within easy reach at Sage Hill Crossing and Sage Hill Quarter, with Beacon Hill and Creekside expanding the options nearby. Quick connections to Stoney Trail and transit make it easy to reach the rest of Calgary, while the community's pathways and ponds bring outdoor space into the everyday

routine.