587-899-3773
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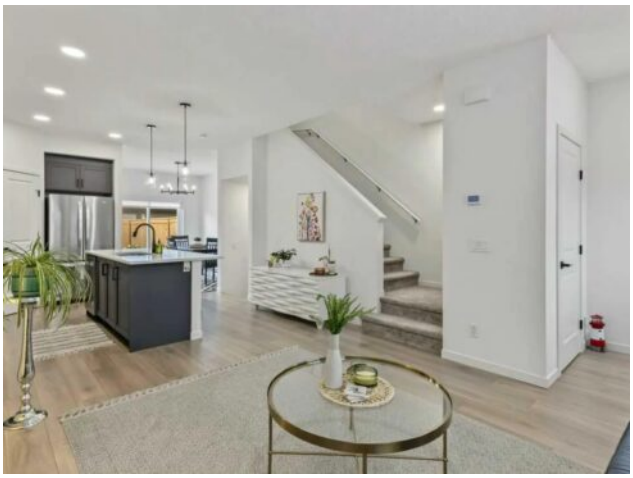
533 Sage Hill Road NW
Calgary, Alberta

MLS # A2348566



$568,500

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,365 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: n/a

NO CONDO or HOA FEES! Welcome to this immaculately cared-for townhome in desirable Sage Hill! Offering over 2,000 sq ft of fully finished living space, this 4-bedroom, 3.5-bathroom residence perfectly combines modern luxury with independent ownership. The main level showcases beautiful luxury vinyl plank flooring and a bright, open layout. The gourmet kitchen features gleaming quartz countertops, ceiling height cabinetry, stainless steel appliances and a large central island perfect for entertaining. Upstairs, the primary retreat boasts a dramatic vaulted ceiling, spacious walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a full bath complete the upper floor. The professionally developed lower level expands your footprint with a large recreation room - ideal for movie nights or a home gym. It also includes a private fourth bedroom and a 3 piece bathroom, making it a perfect setup for teenagers or overnight guests. You'll enjoy ample storage space under the stairs and also in the utility room. Outside, you'll enjoy the sunrise with a coffee on the east exposed front porch and the private fenced yard with concrete patio provides a gas line for your BBQ, west sunset skies and a double detached garage with paved back lane. BONUS SAFETY FEATURE: built-in radon mitigation system is already in place for your peace of mind! Steps from scenic ravine pathways, shopping, and parks, Sage Hill is rich in fantastic amenities your family will love along with the convenience of quick access to Shaganappi and Stoney Trail! Be sure to check out the virtual tour under the film reel and call your favourite Realtor and book your private viewing soon!

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