



## 12 Sage Hill Terrace Calgary Alberta

\$319,000

This ground-floor unit, located in the sought-after Sage Hill community in NW, offers unparalleled convenience with its proximity to the main entrance and walking distance to various amenities. The unit features dual entry doors, including a back door that opens to a concrete walkway and easy access to the ridge walking path and seating area to the scenic view of green space ravine. The unit boasts a thoughtful layout with numerous features including, durable laminate and tile flooring throughout, in-floor heating, 9-foot ceilings, and large vinyl windows that allow for an abundance of natural light. The open-concept design is enhanced by double closets, a dedicated storage room, a bright living room, and a well-equipped kitchen with a breakfast bar and ample cabinet space. Additionally, the unit includes in-suite laundry for added convenience. There are two spacious bedrooms and two full bathrooms, with the primary bedroom offering a walk-through closet and a sunny 4-piece ensuite bathroom. The private patio is an ideal outdoor space, perfect for enjoying the fresh air or accommodating a full-sized BBQ. Situated close to Walmart, T&T Supermarket, Sage Hill Quarter, Beacon Hill, Creekside, and extensive pathways and greenspaces, this location provides easy access to transit, parks, Stoney Trail, the University of Calgary, and the airport. (id:6769)

Living room/Dining room 15.50 Ft x 12.00 Ft

Kitchen 9.17 Ft x 8.17 Ft

Primary Bedroom 11.58 Ft x 10.67 Ft

4pc Bathroom 7.17 Ft x 5.08 Ft

Bedroom 11.58 Ft x 8.25 Ft

Foyer 9.33 Ft x 5.42 Ft

Storage 7.83 Ft x 5.08 Ft

Laundry room 2.83 Ft x 2.67 Ft

4pc Bathroom 8.08 Ft x 4.83 Ft

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca