



## 12 Sage Hill Terrace Calgary Alberta

\$318,000

**\*\* OPEN HOUSE Saturday 21st 12:00pm-2:00pm \*\*** Tucked into a quiet pocket of Sage Hill - this immaculately maintained 2 bed, 2 bath corner ground-level condo is located in the sought-after NW community of Sage Hill. With its own personal walkway and private entrance, this home offers the rare blend of privacy, comfort, and exceptional convenience. Designed with intention, this single-level home features 9-foot ceilings, an open-concept layout, and an abundance of southwest-facing natural light that fills every corner. The generous living space seamlessly flows into a modern kitchen, complete with granite countertops, stainless steel appliances, ample storage, and an island overhang--perfect for high-top stools and easy conversation. Work from home? The spacious den provides the perfect office or additional storage. Enjoy the ease of in-suite laundry, assigned parking just outside your door, plus plenty of street parking for guests. The primary bedroom retreat includes a large walk-in closet and a 4-piece ensuite. The second bedroom is bright and inviting, with a large exterior window and an interior window that adds openness. A separate 4-piece guest bathroom ensures comfort and privacy for visitors. Enjoy building amenities like visitor parking, community room and secure bike storage, and discover the incredible private ravine only steps away--offering quiet walks and a peaceful escape from the city's energy. Located minutes from shopping, restaurants, services, and easy access to Stoney Trail, this is the perfect location for both everyday living and weekend adventures. Whether you're beginning a new chapter, simplifying your space, or looking for a place that just feels right, this home offers comfort, practicality, and a sense of calm. (id:6769)

Living room 15.00 Ft x 12.00 Ft

Kitchen 9.75 Ft x 8.08 Ft

Primary Bedroom 11.58 Ft x 10.67 Ft

4pc Bathroom 7.17 Ft x 5.08 Ft

Bedroom 11.50 Ft x 8.33 Ft

Foyer 9.50 Ft x 4.75 Ft

Storage 7.83 Ft x 5.08 Ft

Laundry room 2.83 Ft x 2.67 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Listing Presented By:



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eXp Realty

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net