



## 4 Sage Hill Terrace Calgary Alberta

\$346,000

Welcome to this GEORGEOUS 2 Bedrooms, 2 Bath + Large DEN and HEATED Underground Parking Condo in the sought after community of SAGE HILL. An ideal opportunity for FIRST TIME HOME BUYERS and savvy INVESTORS. This TOP FLOOR unit (one of the LARGEST UNIT in the complex) offers a bright and spacious OPEN CONCEPT FLOOR PLAN with 9' foot ceiling and large windows providing abundant of NATURAL LIGHT to the unit. The Bright Living Room provides access to the Balcony and the MODERN Kitchen comes with STAINLESS STEEL appliances, Beautiful Dark Color CABINETS, PREMIUM GRANITE countertop and a Central Island. The unit layout maximizes privacy with 2 spacious bedrooms on opposite sides. The Master Bedroom includes a walk-in closet and a luxurious 5 piece ensuite with DOUBLE SINK and soaking tub. The second bedroom is complemented with a full bath, while the spacious and functional DEN offers an ideal space for a home office or for extra storage. For your convenience, the Laundry room is in the unit. This SPACIOUS and FUNCTIONAL home is ideal for small to medium-sized families. Discover the convenience and excitement of living at Sage Hill, one of Calgary's most popular communities with plenty of amenities, shops and restaurants. Located just within walking distance to the vibrant Creekside Shopping Center, you will find everything you need or just a few minutes drive you will find even more shops like Walmart, T&T Supermarket, Costco, Canadian Tires, Home Depot and many more shops and restaurants. Easy access to major roads such as Stoney Trail, Shaganappi Trail and Symon Valley Road. GO and SHOW or Book your showing today !! Property is currently ...

Laundry room 5.42 M x 7.33 M

Dining room 10.00 M x 8.75 M

Living room 12.08 M x 11.83 M

Den 10.17 M x 7.08 M

Bedroom 12.08 M x 8.92 M

Primary Bedroom 11.92 M x 9.50 M

Other 7.75 M x 11.67 M

5pc Bathroom 8.08 M x 7.17 M

4pc Bathroom 4.92 M x 9.00 M

Other 7.92 M x 5.50 M

Listing Presented By:



Originally Listed by:  
Grand Realty

# RE/MAX<sup>®</sup>

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

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

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