



## 322 Sage Hill Circle Calgary Alberta

\$549,000

4-levels, 4-bedrooms, 4.5-bathrooms. This townhome offers 1,812 sq. ft. of bright, contemporary living, providing ample space for everyone to spread out. Perfect for large families, home-office setups, or frequent guests, this home offers privacy on every level. A full-length driveway and tandem 2-car garage mean parking is never a problem. Step inside to 9' ceilings, east-west windows, and a main floor that flows effortlessly from the open living room into the sleek modern kitchen and spacious dining area. The kitchen is a showstopper with 42" upper cabinets, stainless steel appliances, and a 10-foot island with a breakfast bar – ideal for entertaining. The third floor is your retreat, with a private master suite featuring its own balcony, walk-through closet, and 4-piece ensuite. A second bedroom, full bath, and laundry are also on this level. Upstairs on the fourth floor, two more bedrooms each have their own en-suites including one with a private terrace and walk-in closet, a dream setup for older kids, extended family, or a work-from-home studio. Enjoy maintenance-free living with a durable, non-combustible exterior finished in acrylic stucco, steel siding, and stone. High-quality interiors feature LVP flooring, carpet, and thoughtful upgrades throughout. Move-in ready – book your private showing today and discover a home that truly grows with you. PLEASE BOOK YOUR PRIVATE SHOWING (id:6769)

Bedroom 9.50 Ft x 11.58 Ft  
Other 3.33 Ft x 11.17 Ft  
4pc Bathroom 4.92 Ft x 7.92 Ft  
Other 6.83 Ft x 11.00 Ft  
Bedroom 9.50 Ft x 13.08 Ft  
4pc Bathroom 4.92 Ft x 7.92 Ft  
Other 6.50 Ft x 4.00 Ft  
Kitchen 11.75 Ft x 13.50 Ft  
2pc Bathroom 3.08 Ft x 6.25 Ft

Dining room 11.50 Ft x 9.17 Ft  
Living room 13.08 Ft x 15.33 Ft  
Primary Bedroom 15.33 Ft x 11.00 Ft  
4pc Bathroom 7.75 Ft x 8.17 Ft  
Other 8.25 Ft x 4.58 Ft  
Other 3.00 Ft x 7.25 Ft  
Laundry room 2.83 Ft x 3.42 Ft  
Bedroom 10.00 Ft x 10.42 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



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