



## 365 Sage Hill Rise Calgary Alberta

\$659,000

Welcome home. Largest unit in the complex. 9-ft ceilings on every floor, large windows that let in ample sunlight, and a rooftop patio, this townhouse is as stunning as it is luxurious. The main floor provides open-concept living space and a kitchen with loads of cabinet space, a large quartz island that comfortably sits four, a walk-in pantry, high end appliances, and custom lighting. Also on the main floor is a dining area and a bright living room with plenty of space to get creative with your home decor. Upstairs, enter the large primary bedroom and its walk-in closet and ensuite with dual sinks and floor-to-ceiling tiled shower. Two additional bedrooms, another full bathroom, and a laundry area complete the upper floor. Heading up to your rooftop patio, you can use the landing in the summer to keep your supply of beverages cool or as a place to store outdoor furniture in the winter. Enjoy the privacy and fresh air, soak up the sunshine, host a BBQ, or just relax in tranquility. The ground floor entry has a full bathroom that is attached to a den, perfect for an office, gym or even a guest room. The attached DOUBLE GARAGE has been upgraded with epoxy flooring and you can comfortably fit another four vehicles on the 40-ft driveway. Plenty of amenities are within walking distance, including shops, restaurants, a daycare, and a brand new medical building. Book your private showing today so you can get a feel for what your life would be like in the growing community of Sage Hills. (id:6769)

Den 12.67 Ft x 8.67 Ft

Foyer 15.08 Ft x 6.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 14.58 Ft x 13.25 Ft

Pantry 5.67 Ft x 4.50 Ft

Dining room 13.17 Ft x 11.83 Ft

Living room 18.92 Ft x 13.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 3.33 Ft x 2.50 Ft

Primary Bedroom 13.75 Ft x 11.17 Ft

Bedroom 12.50 Ft x 9.58 Ft

Bedroom 10.33 Ft x 9.58 Ft

Other 6.08 Ft x 5.58 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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KIC Realty

<https://hermanma.kicrealty.com/>



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