



# 37 Sage Hill Path Calgary Alberta

\$545,000

Welcome to your dream townhome, where luxury and practicality unite to create the perfect living space. Step inside and discover an upper level that features a spacious primary bedroom, and two other additional bedrooms, offering you flexibility and comfort. The heart of this home lies in its open-concept living area, seamlessly connecting the living room to an L-shaped kitchen with a convenient corner pantry. The kitchen is a culinary haven, featuring sleek stone counters and ample space for your cooking adventures. What sets this home apart is the potential for over 437 sq. ft. of optional lower level development. Customize this space to suit your needs - a home theater, a fitness room, or a private office, the possibilities are endless. Outside, the townhome boasts a charming curb appeal, inviting you to experience a lifestyle of convenience and elegance. Embrace the perfect blend of sophistication and functionality in this exceptional townhome. (id:6769)

Kitchen 11.67 Ft x 16.17 Ft  
Dining room 9.50 Ft x 12.58 Ft  
Living room 12.33 Ft x 13.42 Ft  
Other 17.67 Ft x 5.00 Ft  
2pc Bathroom 2.83 Ft x 6.67 Ft  
Laundry room 4.92 Ft x 2.92 Ft

Primary Bedroom 11.50 Ft x 13.17 Ft  
Bedroom 8.17 Ft x 10.25 Ft  
Bedroom 8.67 Ft x 11.17 Ft  
4pc Bathroom 8.67 Ft x 5.08 Ft  
5pc Bathroom 10.50 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
Bode Platform Inc.

<http://www.bodecanada.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca