



53 Sage Hill Common Calgary Alberta

\$469,900

****OPEN HOUSE CANCELLED: Sunday, Feb 23rd, 12:00-3:00pm***** Here's an opportunity not to be missed!

Located in the popular community of Sage Hill, this very well maintained 3 bedroom + 2.5 bathroom townhome with over 1,650 sq ft of developed space & LOW condo fees is one of the rare units that is backed onto a beautiful ravine - providing further privacy & great views of the rolling green landscape to the West. Stepping inside, the layout emphasizes great flow & functionality that is sure to impress with the kitchen offering an island with a full length breakfast counter, plenty of shaker cabinetry, corner pantry, & extra space for a coffee station or drinks corner! The dedicated dining area & living room are both nearby, each with access to their own functional balcony (so balconies on both the front & back of this home) while presenting ample space to relax & host friends/family alike. A half bathroom & a useful flex space that is ideal for a workstation, reading corner, or your other pursuits nicely completes this main floor level. As the perfect retreat, head upstairs & enjoy being pampered by a master bedroom that is complimented by a full 4-pc bathroom (w/ separate shower/bathtub & lots of counterspace) & a walk-in closet. At the opposite end, two more bedrooms, an additional 4-pc full bathroom, & the convenience of having upstairs stacked laundry finishes off this floor. On the lower level, the finished basement has plenty of room for a rec space, home gym, or your other needs. Notable features include; tall 9' ceilings & hardwood flooring throughout the main floor, BBQ gas line on the balcony, instant hot water system, an oversized single attached garage with room for storage on the side (insulated, drywalled, & offers dual access into the lower level of the home), & a full length driveway. Beyond the property, enjoy having visitor parking & one of the comple...

Recreational, Games room 14.50 Ft x 12.17 Ft

Kitchen 14.58 Ft x 13.92 Ft

Dining room 11.08 Ft x 9.00 Ft

Living room 19.25 Ft x 11.25 Ft

2pc Bathroom Measurements not available

Primary Bedroom 10.83 Ft x 10.33 Ft

Bedroom 11.08 Ft x 9.75 Ft

Bedroom 8.83 Ft x 8.58 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations



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