

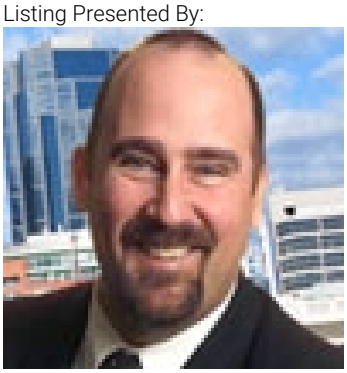
4 Sage Hill Rise Calgary Alberta

$489,900

OPEN HOUSE - Saturday and Sunday from 1-4PM Welcome to 802, 4 Sage Hill Rise NW, a brand-new SUMMIT floor plan offering a thoughtful combination of modern style, functional living, and everyday comfort in the desirable northwest community of Sage Hill. This INTERIOR-UNIT townhome features THREE BEDROOMS, TWO AND A HALF BATHROOMS, a versatile ENTRY-LEVEL FLEX ROOM, multiple outdoor living spaces, and a bright open-concept design created to complement a variety of lifestyles.The entry level welcomes you with a flexible space that can easily adapt to your needs. Whether used as a HOME OFFICE, FITNESS AREA, PLAYROOM, HOBBY SPACE, OR SECOND LIVING AREA, the flex room adds valuable functionality to the floor plan. This level also provides convenient access to the ATTACHED SINGLE GARAGE AND DRIVEWAY, offering secure parking and additional storage.Upstairs, the main living level brings the kitchen, dining area, and living room together in a spacious OPEN-CONCEPT LAYOUT designed for both everyday living and entertaining. Large windows fill the space with natural light and create a bright, welcoming atmosphere. The well-appointed kitchen features QUARTZ COUNTERTOPS, contemporary finishes, generous cabinetry, ample preparation space, and a GAS LINE FOR A FUTURE GAS RANGE. Its seamless connection to the surrounding living and dining areas makes it easy to entertain guests or stay connected with family.Outdoor living is incorporated throughout the home with TWO SPACIOUS BALCONIES and a PRIVATE WALKOUT PATIO, giving you multiple places to relax and enjoy the outdoors. The main balcony includes a GAS LINE FOR YOUR BARBECUE, creating a convenient setting for summer meals and entertaining.The upper level features THREE WELL-APPOINTED BEDROOMS, including a comfortable primary retreat with a private ensuite and generous closet space. Two additional bedrooms provide flexibility for...

2pc Bathroom 2.92 Ft x 6.17 Ft
Dining room 15.08 Ft x 7.50 Ft
Kitchen 15.08 Ft x 11.08 Ft
Living room 15.08 Ft x 13.50 Ft
Foyer 4.25 Ft x 17.42 Ft
3pc Bathroom 4.83 Ft x 8.25 Ft
4pc Bathroom 7.42 Ft x 4.83 Ft
Bedroom 7.50 Ft x 13.08 Ft
Bedroom 7.83 Ft x 9.42 Ft
Primary Bedroom 9.75 Ft x 12.42 Ft

Listing Presented By:



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Recreational, Games room 15.08 Ft x 13.42 Ft