



# 54 Sage Hill Common Calgary Alberta

\$489,900

Charming Townhouse with Exceptional Convenience and Natural Escapes - Ready to Impress! Step into comfort in this beautifully appointed 3-bedroom, 3.5-bathroom townhouse, offering over 1,500 sq ft of versatile living space. Featuring a meticulously developed full basement, an attached garage, and set in a prime location, this home is designed for effortless living. Location Perfection: Situated perfectly for both convenience and leisure, this townhouse is just a stone's throw away from essential amenities such as grocery stores, cozy pubs, charming coffee shops, and medical clinics located at nearby shopping complexes, like the expansive Sage Hill Crossing with its Walmart Super Centre. Moreover, the entrance to the community's extensive path system, which winds through beautiful coulees, is just a short walk away perfect for relaxing nature walks, energizing morning jogs, or peaceful evening strolls. Enjoy easy access to visitor parking, conveniently located right across the street. Elegant Interiors: The main floor boasts sunlit spaces with an open layout where the upgraded kitchen shines. Equipped with granite countertops, sophisticated tile backsplash, and a full stainless appliance package, the kitchen is a delight for any chef. The layout flows seamlessly into the dining nook and inviting living room--ideal for both relaxation and entertaining. Designed for Leisure and Rest: Ascend to the upper level where convenience meets comfort. This floor houses three cozy bedrooms, each offering privacy and tranquility, and includes two full bathrooms. The master suite features a walk-in closet and an ensuite bathroom. Uniquely designed for modern living, the upper level also incorporates a conveniently placed laundry room, reducing household chores to a breeze and keeping daily life organized. Quality Finishes and Thoughtful Features: Hardwood flooring extends throug...

Family room 18.50 Ft x 10.75 Ft  
 4pc Bathroom 7.83 Ft x 4.83 Ft  
 Living room 11.67 Ft x 9.50 Ft  
 Kitchen 10.83 Ft x 9.50 Ft  
 Dining room 9.50 Ft x 7.50 Ft  
 2pc Bathroom 7.00 Ft x 2.83 Ft

Primary Bedroom 13.75 Ft x 11.00 Ft  
 4pc Bathroom 7.83 Ft x 4.83 Ft  
 Bedroom 10.33 Ft x 9.33 Ft  
 Bedroom 10.17 Ft x 9.42 Ft  
 4pc Bathroom 9.08 Ft x 4.83 Ft  
 Laundry room 6.50 Ft x 3.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<https://www.homecollective.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca