

\$712,999 - 365 Sage Hill Rise Nw, Calgary

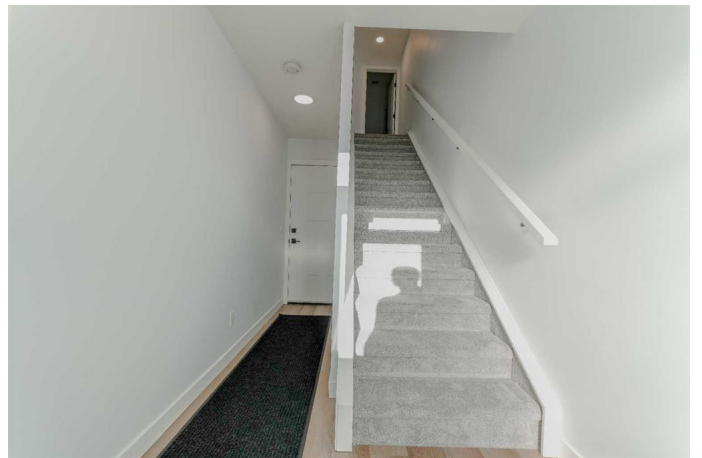
MLS® #A2208657

\$712,999

3 Bedroom, 4.00 Bathroom, 2,071 sqft
Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Welcome home. With over 1800 sq ft of living space, 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.



Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2208657 |
| Price | \$712,999 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,071 |
| Acres | 0.04 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 365 Sage Hill Rise Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R2E7 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony |
| Lot Description | Rectangular Lot |
| Roof | Flat, Vinyl, Wood |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 13 |
| Zoning | R2M |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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