

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

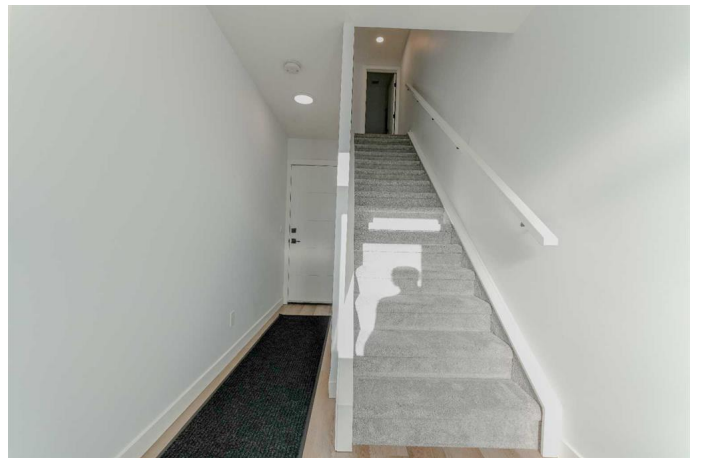
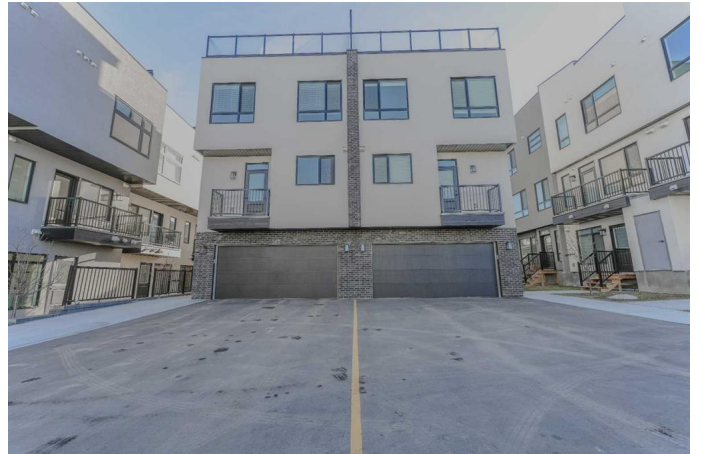
MLS® #A2208657

**\$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, Wood, Vinyl
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	9
Zoning	R2M

## Listing Details

Listing Office	KIC Realty
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