

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

MLS® #A2208657

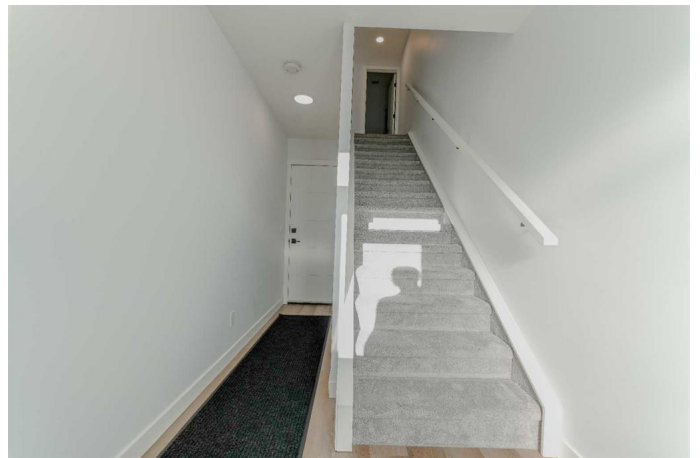
\$712,999

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	16
Zoning	R2M

Listing Details

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

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.