125 Sage Hill Circle NW
Calgary, Alberta

MLS # A2196249

$529,999

Division:	Sage Hill
Type:	Residential/Other
Style:	3 (or more) Storey

Size:	1,378 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	-
Lot Feat:	Other

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	$ 210
Basement:	See Remarks	LLD:	-
Exterior:	Stucco	Zoning:	M1- d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	NA

Welcome to this stunning brand-new townhouse loaded with upgrades! Featuring 3 spacious bedrooms upstairs, a modern kitchen and bright living room on the main floor, plus an additional bedroom in the finished basement—perfect for guests or a home office. This residence comes with premium finishes, including quartz countertops, designer tile, top-tier stainless steel appliances, a sleek range hood fan, luxury plank flooring, and contemporary fixtures. The attached double garage provides ample parking and storage. Plus, with low condo fees, Offering 1600+ sq. ft. of total living space, this modern home is designed for comfort and convenience. Proximity to Shopping and Dining: Minutes away from Walmart, Tim Hortons, and various local eateries. Outdoor Recreation: Close to parks, schools and walking trails, perfect for outdoor enthusiasts. Easy Access to Major Routes: Conveniently located near major roadways for effortless commuting. Don't miss the opportunity to make this exceptional property your new home. Schedule your private showing today!