

353, 265 Sage Hill Rise NW  
Calgary, Alberta

MLS # A2202710

\$599,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,776 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Sage Hill, where modern living meets timeless design. This is your chance to own a stunning, high-end townhome in one of Calgary's most vibrant neighbourhoods. From the striking stucco and stone exteriors to the bold black-clad windows, this home makes a statement. Inside, enjoy 9-foot ceilings, an open-concept living area, and a chef-inspired kitchen with a walk-in pantry. The spacious ground floor features a bedroom, full bath, and single-car garage with a separate entrance for added flexibility. Upstairs, you'll find two generous bedrooms, each with its own ensuite, including the master suite with double sinks and a custom standing shower. Plus, there's a versatile den/room—a perfect space for a home office, cozy reading nook, or creative studio. And don't forget the massive ROOFTOP PATIO—41x16 feet of private outdoor space, perfect for entertaining or simply relaxing in style. With luxurious finishes like pot lights, black hardware, and comfort-height vanities, every detail has been carefully considered. Located on a 16-acre site with a commercial plaza, medical building, and shops—including Walmart—just minutes away, convenience is at your doorstep. This is affordable luxury with unmatched style and convenience. Welcome home to Sage Hill!