# \$674,900 - 530 Sage Hill Road Nw, Calgary

MLS® #A2090189

# \$674,900

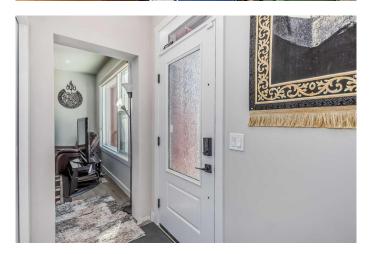
5 Bedroom, 4.00 Bathroom, 1,357 sqft Residential on 0.05 Acres

Sage Hill, Calgary, Alberta

Introducing this stunning and meticulously designed unit in the desirable Sage Hill community. With its modern aesthetics and sleek finishes, this home radiates an inviting atmosphere. The spacious open floor plan creates the perfect setting for entertaining guests, while the private rear balcony offers a serene space for barbecuing, unwinding, and enjoying picturesque views, a cozy dining area, and large kitchen with a corner pantry, stainless steel appliances and a large island with eating ledge for family and friends to gather around. Upstairs boasting three bedrooms and two full, well-appointed bathrooms, this unit ensures comfort and convenience. This townhouse presents an incredible value, featuring a total of 1,978.3 square feet of thoughtfully developed living space with a functional layout. Additionally, the no condo fee makes this property even more affordable and appealing. Parking is a breeze with the detached garage. The smart home package provides cutting-edge technology and automation for added convenience and security. The basement legal suite features its own kitchen and a stacking washer and dryer, providing a self-contained living space. The location is simply superb, with an easy 10-minute stroll to an array of shops, restaurants, green spaces, and a playground. Plus, the majestic Rocky Mountains are less than an hour's drive away, allowing for endless exploration and adventure. Don't miss out on this exceptional opportunity to own your dream







home. Contact me today to schedule a showing or reach out to your extraordinary realtor to secure your viewing promptly. Act swiftly, as this property won't remain available for long in this highly competitive market!

#### Built in 2023

## **Essential Information**

MLS® # A2090189
Price \$674,900
Sold Price \$674,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,357 Acres 0.05 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Sold

# **Community Information**

Address 530 Sage Hill Road Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1Y2

# **Amenities**

Parking Spaces 2

Parking Double Garage Detached

#### Interior

Interior Features Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No

**Smoking Home** 

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement See Remarks, Suite

### **Exterior**

Exterior Features Playground, Private Entrance

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 27th, 2023

Date Sold November 8th, 2023

Days on Market 12

Zoning R-Gm HOA Fees 0.00

# **Listing Details**

Listing Office URBAN-REALTY.ca

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