

\$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
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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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