

**65 Sage Hill Heights NW
Calgary, Alberta**

MLS # A2159033

\$624,900



Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,719 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	MG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

BRAND NEW END UNIT with DOUBLE ATTACHED GARAGE townhouse presented by LOGEL homes is the epitome of LUXURY LIVING. As you walk in you are greeted by style and elegance. The main floor has an open floor plan with seamless transitions from your large sunny living room, through the kitchen to the inviting dining room. The kitchen has many UPGRADES including an extended large island, glass door fronts, hardware and high upper cabinets. Your sunny SOUTH facing balcony off your dining room is a perfect location to enjoy time with family and friends. As you venture upstairs you have TWO SPACIOUS PRIMARY SUITES with upgraded bathrooms complete with loads of cabinet space. The lower level has a third bedroom or perfect space for all your office needs. Contact your realtor for your private viewing