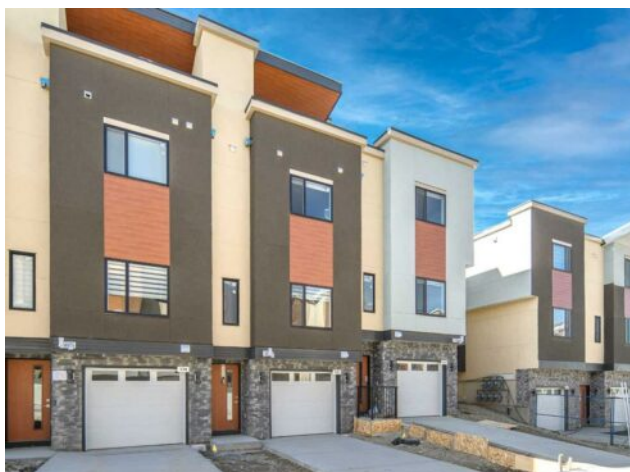


340 Sage Hill Circle NW
Calgary, Alberta

MLS # A2161915



\$629,990

Division:	Sage Hill		
Type:	Residential/Other		
Style:	4 Storey		
Size:	1,816 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 240
Basement:	None	LLD:	-
Exterior:	Asphalt, Stucco	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this stunning 4-level townhome, offering an expansive 1,800+ square feet of meticulously designed living space. Boasting 4 spacious bedrooms and 4.5 luxurious bathrooms, this home provides both comfort and style for modern living. The attached tandem garage accommodates two vehicles, with additional parking available on the full-length driveway for your guests. Inside, the home is bathed in natural light thanks to east/west-facing windows and soaring 9' ceilings, creating a bright and airy ambiance on the main floor. This level features an open-concept living room, a sleek, modern kitchen, and a generously sized dining area that seamlessly connects to a private patio equipped with a gas line for effortless BBQs. The contemporary kitchen is a chef's dream, complete with 42" upper cabinets that extend to the ceiling, high-end stainless steel appliances, and an impressive 10' island with a breakfast bar, perfect for casual dining or entertaining. On the 3rd floor, the master suite offers a peaceful retreat with its own private balcony, a walk-through closet, and a 4-piece ensuite bathroom. This level also includes a second bedroom, a full bathroom, and a conveniently located laundry area. The 4th level is equally impressive, featuring two additional bedrooms, each with its own private ensuite. The east-facing bedroom stands out with a spacious walk-in closet and a private terrace accessed through large glass doors, offering a tranquil outdoor escape. This townhome is not only beautifully designed but also built to last, featuring a maintenance-free, non-combustible exterior crafted from premium materials like acrylic stucco, steel siding, and stone facia. With its thoughtful layout and high-quality finishes, this home truly offers a sophisticated and low-maintenance lifestyle.