



**GRASSROOTS**  
REALTY GROUP

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125 sage hill Circle  
Calgary, Alberta

MLS # A2300450



**\$489,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Modern Luxury Meets Unbeatable Value at 125 Sage Hill Circle! This stunning, like-new townhouse offers an incredible 1,600+ sq. ft. of total living space meticulously designed for those who crave high-end finishes without the high-end price tag. The bright, open-concept main floor shines with luxury plank flooring, quartz countertops, and a chef-inspired kitchen featuring designer tile and top-tier stainless steel appliances. Upstairs, you'll find three spacious bedrooms, complemented by a fully finished basement that houses a fourth bedroom—perfect for a quiet home office or guest retreat. Complete with an attached double garage and unbelievably low condo fees, this home provides the ultimate balance of comfort and convenience. Located just steps from Walmart, local dining, and scenic walking trails with easy access to major commuting routes, this exceptional property is priced to sell fast. Don't wait—schedule your private showing today and make this dream home yours!