



**605, 199 Sage Hill Heights NW
Calgary, Alberta**

MLS # A2318801



\$419,900

Division:	Sage Hill		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,093 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 209
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Logel Homes is proud to present their latest townhome offering, located at the newly released Sage Walk Ravines development. Designed with a modern fibre cement exterior, this home also includes 9' knockdown ceilings, luxury vinyl plank flooring, and oversized windows that give an abundance of natural light. The kitchen cabinetry features, soft-close dovetailed drawers and doors, quartz countertops, and a full-height tile backsplash. Stainless steel appliances include a fridge, smooth-top self-cleaning range, and an over-the-range microwave with hood fan. Quartz countertops continue in the bathrooms, and a stacked washer and dryer are included. Both bedrooms feature their own en-suite bathrooms. A 72 sq. ft. deck off the living room and an oversized underdrive garage complete the layout. Situated along the ravine with direct access to walking and biking paths, plus a pedestrian bridge connecting to nearby restaurants and shopping at Sage Hill Crossing (T&T Supermarket and more), and only minutes from the Gates of Nolan Hill retail area. Design your home with over 2000 standard and upgrade options with a one-on-one Interior Design Services appointment, complimentary with every pre-construction purchase. Finally, Alberta New Home Warranty coverage is included for peace of mind.