



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

801, 4 Sage Hill Rise NW
Calgary, Alberta

MLS # A2340629



\$519,900

Division:	Sage Hill		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE - Saturday and Sunday from 1-4PM Welcome to 801, 4 Sage Hill Rise NW, a brand-new SUMMIT floor plan offering over 1,700 SQ. FT. of thoughtfully designed living space in the desirable northwest community of Sage Hill. This END-UNIT townhome features FOUR BEDROOMS, THREE AND A HALF BATHROOMS, abundant natural light, multiple outdoor living spaces, and a functional layout designed for modern lifestyles. Currently at the drywall stage, this home provides an exciting opportunity to secure a newly built residence with contemporary finishes and added privacy. The entry level offers exceptional versatility with a FULL BEDROOM AND FULL BATHROOM, creating an ideal space for overnight guests, extended family, a private home office, or multigenerational living. This level also provides convenient access to the ATTACHED SINGLE GARAGE AND DRIVEWAY, adding practical parking and storage options. Upstairs, the open-concept main living level is bright and inviting, with additional windows made possible by the home's end-unit position. The kitchen serves as the heart of the space and features QUARTZ COUNTERTOPS, UPGRADED MATTE BLACK FAUCETS AND HARDWARE, generous cabinetry, ample preparation space, and a GAS LINE FOR A FUTURE GAS RANGE. The kitchen flows seamlessly into the dining and living areas, creating a comfortable setting for everyday life and entertaining. Outdoor living is incorporated throughout the design with TWO OVERSIZED BALCONIES WITH GLASS RAILINGS as well as a PRIVATE WALKOUT PATIO. The main balcony includes a GAS LINE FOR YOUR BARBECUE, making it easy to enjoy outdoor dining and entertaining throughout Calgary's warmer months. The upper level features THREE ADDITIONAL BEDROOMS, including a spacious primary retreat

with a private ensuite and ample closet space. The secondary bedrooms provide flexibility for children, guests, or home office needs, while quartz countertops and modern matte black fixtures continue throughout the bathrooms for a cohesive contemporary finish. Additional conveniences include ALL APPLIANCES, WASHER AND DRYER, ALL WINDOW COVERINGS, AIR CONDITIONING ROUGH-IN, and a FULLY LANDSCAPED EXTERIOR. With its thoughtful four-bedroom layout, end-unit location, attached garage, multiple outdoor spaces, and modern finishes, this home offers an excellent combination of comfort, style, and functionality. Living in Sage Hill gives you the opportunity to enjoy one of northwest Calgary's established and growing communities, surrounded by scenic pathways, ponds, natural areas, and environmental reserves. With shopping, restaurants, everyday services, and major roadways nearby, you can enjoy convenient access to everything you need while coming home to a community designed around green space and outdoor living. Head to the Showhome today for more information!