



GRASSROOTS
REALTY GROUP

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405, 199 Sage Hill Heights NW
Calgary, Alberta

MLS # A2347338



\$579,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,819 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Silent Floor Joists, Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

This Logel-built executive townhome features an exterior finished with premium, hail-resistant, and sound-dampening fiber cement siding. The interior offers 9-foot ceilings in the kitchen, living room, and dining level, with knockdown texture throughout. The home features a mix of luxury vinyl plank, tile, and carpet flooring, providing a modern, comfortable finish throughout the living spaces. The upgraded kitchen features 41-inch maple dovetail upper cabinet boxes, soft-close doors and drawers, quartz countertops, and a full-height tiled backsplash. The kitchen includes stainless-steel appliances, including a wider 36-inch refrigerator, a front-control smooth-top self-cleaning range, a built-in custom hood fan, and a built-in microwave with trim kit. Additional kitchen upgrades include an extended island, upgraded cabinetry and sinks, and under-cabinet lighting. The bathrooms have quartz countertops and upgraded sinks, along with full-height tiling for a polished, contemporary look. The ensuite includes a linen tower and a large walk-in closet, while the fully tiled walk-in shower adds an elevated finish. Additional interior upgrades include LVP and tile flooring, additional lighting, under-stair storage, and a larger-capacity washer and dryer. The home also includes central air conditioning for year-round comfort. Off the main floor there is a covered patio deck, providing an inviting outdoor space to enjoy throughout the seasons. Every detail combines functionality and everyday comfort. The location in Sage Hill offers exceptional everyday convenience, with grocery stores, restaurants, cafés, retail shops, services, and transit all within walking distance. You can also enjoy miles of scenic pathways through the Sage Hill ravine and surrounding natural areas. Sage Walk has been Calgary's most sought-after condo and townhome development for the past three years. With Logel Homes,

buyers can enjoy a well-designed home that combines modern living, quality craftsmanship, upgraded finishes, along with a convenient location. The estimated property taxes are \$3,789 per year. Possession is available immediately.