

# \$544,900 - 125 Sage Hill Circle Nw, Calgary

MLS® #A2196249

**\$544,900**

4 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

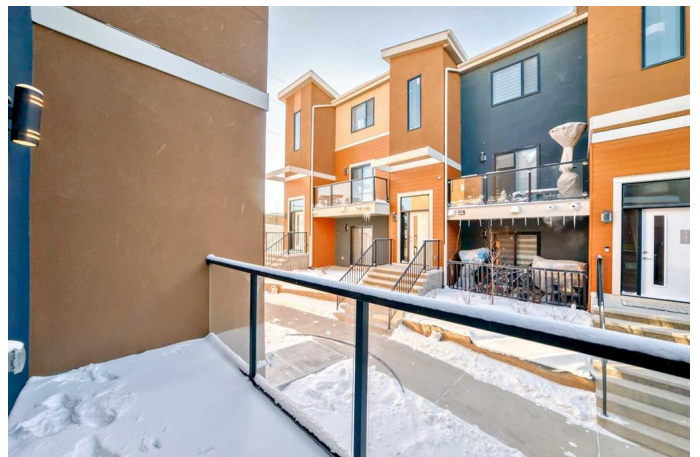
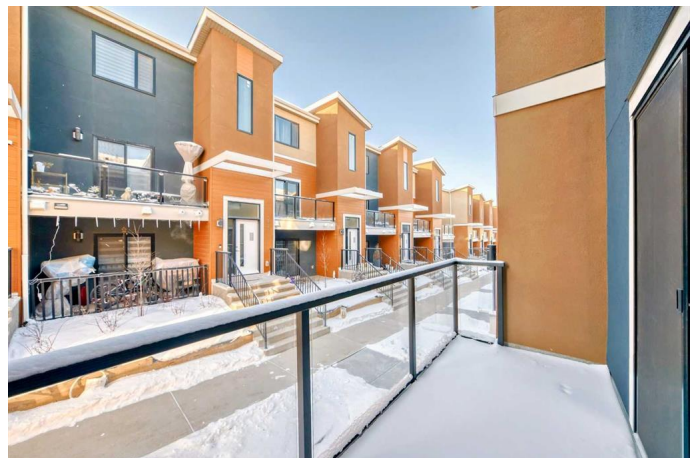
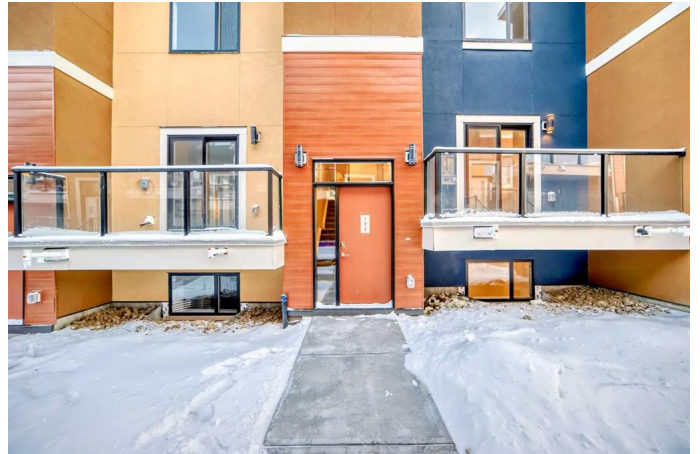
Welcome to this stunning brand-new townhouse loaded with upgrades! Featuring 3 spacious bedrooms upstairs, a modern kitchen and bright living room on the main floor, plus an additional bedroom in the finished basementâ€”perfect for guests or a home office. This residence comes with premium finishes, including quartz countertops, designer tile, top-tier stainless steel appliances, a sleek range hood fan, luxury plank flooring, and contemporary fixtures. The attached double garage provides ample parking and storage. Plus, with low condo fees, Offering 1600+ sq. ft. of total living space, this modern home is designed for comfort and convenience.

**Proximity to Shopping and Dining:** Minutes away from Walmart, Tim Hortons, and various local eateries.

**Outdoor Recreation:** Close to parks and walking trails, perfect for outdoor enthusiasts.

**Easy Access to Major Routes:** Conveniently located near major roadways for effortless commuting.

Don't miss the opportunity to make this exceptional property your new home. Schedule your private showing today!



Built in 2024

## Essential Information

MLS® #                      A2196249

Price                        \$544,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	125 Sage Hill Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1V2

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	66
Zoning	M1- d100

### **Listing Details**

Listing Office	Confident Realty Inc
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