

# \$559,500 - 125 Sage Hill Circle Nw, Calgary

MLS® #A2196249

**\$559,500**

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.

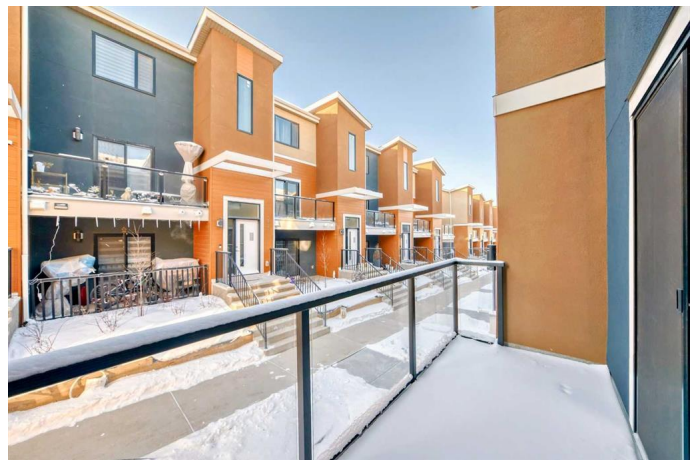
**Easy Access to Major Routes:** Conveniently located near major roadways for effortless commuting.

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	\$559,500



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	43
Zoning	M1- d100

### **Listing Details**

Listing Office	Confident Realty Inc
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.