

**2111, 3727 Sage Hill Drive NW  
Calgary, Alberta**

**MLS # A2182276**



**\$429,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage		
<b>Inclusions:</b>	None		

Welcome to your new home in the dynamic community of Sage Hill. This charming residence with a titled underground parking, a private balcony and a delightful patio offers a stylish and functional layout, featuring 2 bedrooms and 2 bathrooms for optimal privacy and comfort. Upon entering, you'll be greeted by an open floor plan that radiates light and space, thanks to large windows that brighten the entire living area. The kitchen is a chef's dream, equipped with elegant white cabinetry, gleaming quartz countertops, and a central island that serves as the heart of the home. Prepare to whip up delicious meals and create lasting memories! From the living area, step out onto your private balcony—a perfect spot for enjoying tranquil mornings or entertaining friends and family in the evenings. The primary bedroom is a luxurious retreat, featuring a 4-piece ensuite adorned with designer backsplash, double vanity, and quartz countertops. The primary bedroom opens itself to a well-sized patio, making it ideal for outdoor hangouts, and entertainment. The second bedroom offers versatile usage as either a guest room or a home office, complemented by a nearby four-piece bathroom that provides both privacy and convenience. For added ease, in-unit laundry facilities are included. Embrace a vibrant lifestyle in Sage Hill with this thoughtfully designed home that combines modern amenities with a welcoming atmosphere. Act fast and schedule a viewing today!