



## 541 Sage Hill Road NW, Calgary, Alberta - \$559,999



Main Photo

### Property Description

Don't miss this opportunity to own a beautiful modern townhome in one of NW Calgary's most desirable neighborhoods — now for sale and with NO condo fees!

This well-designed home features a spacious front porch and an open-concept main floor with a bright front great room, a cozy dining area, and a large kitchen complete with corner pantry, stainless steel appliances, and a central island with eating ledge — perfect for family meals or entertaining.

Upstairs, the primary suite offers vaulted ceilings, a private ensuite with dual sinks, and a convenient laundry area. Two additional bedrooms provide plenty of space and storage for family or guests.

The bright basement includes high ceilings, oversized windows, a recreation room, one spacious bedroom, and a 4-piece bathroom. A side door provides private entrance to basement. Recent Updates: This home has been refreshed with a brand-new exterior including siding, roof, soffits, gutters, etc., plus newly finished landscaping and a brand-new fence.

The property also includes a detached double garage and a smart layout ideal for growing families or investment-minded buyers.

Enjoy the convenience of being just a 10-minute walk to shops, restaurants, green spaces, and a playground. You're within walking distance to Walmart, Dollarama, and several popular food chains, with schools and parks close by. The Rocky Mountains are also less than an hour away, offering year-round outdoor adventures. Book your private showing today, explore the 3D tour and floor plan!

## REALTOR Referral

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