

MIKE ABOU DAHER

simplifying real estate

ReMax Realty Professionals

216, 8 Sage Hill TC NW



216, 8 Sage Hill Terrace NW

If you've ever wanted to buy an amazing property below market value – this is the opportunity you've been waiting for! Come and check out this ultramodern and thoughtfully designed condominium, you'll be living right in the middle of the action and in close proximity to everything you need. Don't spend your time on yard work and maintenance! With this unit, you'll have all the freedom to pursue your dreams and expand your horizons.

There will never be a better opportunity for you to own your first home in such a peaceful and growing community with all the local amenities one could ask for.

NOTE: Seller wants this property sold and they are offering it at a great price to any buyer who is willing/able to act now!

Why are you still reading this booklet?! Make an offer on this unit today!

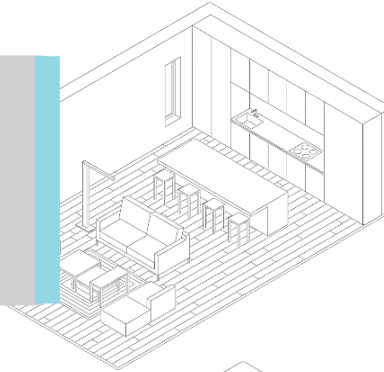
FEATURES: Open concept, Granite throughout, SS Appliances, 2 piece powder room off the kitchen convenient for guest, private balcony where you can BBQ or just chill out in your patio chair, very large master bedroom with a den area for multiple uses, laundry room with stackable washer/dryer, 4 piece en-suite bathroom, quick access to Stoney and Deerfoot trail and numerous walking paths in the area, all the shopping you need with Sage Hill Quarter, Beacon Hill and Creekside close by as well as the farmers market, secure underground bike storage, heated underground parking, plenty of street parking for visitors and company.



Address 216 – 8 Sage Hill Terrace NW, Calgary, AB
Date October 15, 2020
Name Mike Abou Daher | Re/Max Realty Professionals
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Phone 403.809.9386

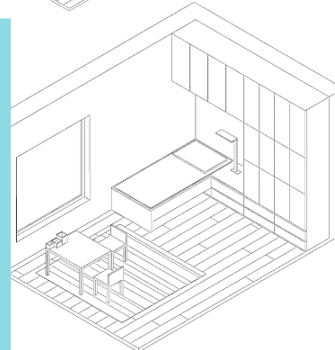
FLOOR TOTALS

Main Level	653.56 sqft / 60.72 m2	Total Size	653.56 sqft / 60.72 m2
		Order Procedure	RECA RMS
		Exterior Wall Size	NA
		Order Type	Conventional Condo



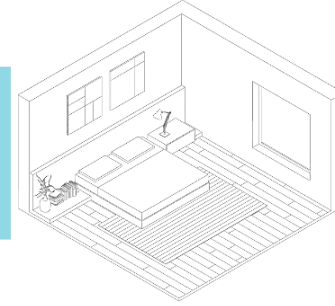
ROOM DIMENSIONS

Kitchen	9'8" X 8'8" ft/in	M	Laundry	5'9" X 3'0" ft/in	M
Living / Dining	17'5" X 11'0" ft/in	M	Balcony	9'6" X 8'4" ft/in	M
Foyer	3'10" X 3'10" ft/in	M			



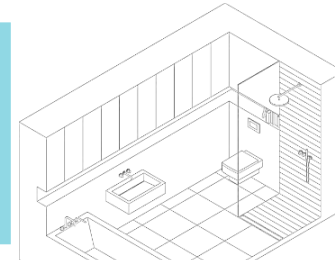
BEDROOM DIMENSIONS

Master	18'9" X 11'3" ft/in	M	Additional	0'0" X 0'0" ft/in	NA
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BATHROOM PIECES AND ADDITIONAL ROOMS

0 - One Piece	NA	Additional	0'0" X 0'0" ft/in	NA
1 - Two Piece	M			
0 - Three Piece	NA			
1 - Four Piece (Ensuite)	M			
0 - Five Piece	NA			







SAGE HILL COMMUNITY

HISTORY

The name Sage Hill comes from two significant Northwest landmarks which this community was known for.

The word “Sage” comes from the common sage plant, which used to fill the abundant green spaces in farmers fields. Today, this symbol can be seen throughout our community. “Hill” comes from the rolling hills, which spanned between Symons Valley and 144th Street through to Mountain View Road. It was not long before the area transitioned from rich farming and ranching land to suburban Sage Hill (2008) and, though both the sage and the hills were long gone, the name and the history are still an important part of the area. Dating back to 1989, Sage Hill was once a large farming community, at which point the city of Calgary announced future development and annexed land to 144th Street.

Today, this is known as Calgary city limit. The farmers are long gone, but Sage Hill remains a hub of suburban activity and one of Calgary’s most popular residential communities with lots of green spaces with natural ravines and ponds.

The Sage Hill Community Association was established on July 23, 2013 to serve the residents of North Calgary during the massive growth period of the past few years. Today, Sage Hill continues to grow and reinvent itself and our community association now represents the citizens of North Calgary including Sage Meadows and Symons Gate.



COMMUNITY ASSOCIATION

Sage Hill Community Association is a vibrant organization, that acts upon the common interest and concerns of the community members and its diverse residents.



SHANE HOMES YMCA

Health and wellness facilities, child development centres with licensed child care, outdoor camp sites and over 60 community program sites.



Restaurants and Amenities

All you need is around you - four major shopping centres. Restaurants, entertainment, shopping and fitness. As well as schools, parks, playgrounds and services.

SCHOOLS



F.E. Osborne School (6-9)

Strong ESL program includes both integration of students into the regular classrooms and direct English language instruction.



Hawkwood School (K-6)

We view technology as a support and an integral component in the teaching and learning process.



James Fowler High School (10-12)

A positive learning/teaching relationship is central to providing the opportunity for students to have a successful school experience.



Msgr. Anderson (Kindergarten)

We are a Catholic Community of Caring; together we make every effort to create an atmosphere that fosters respect and encourages student participation.



Blessed Marie-Rose (K-9)

We are dedicated to providing a strong Faith-based education program that teaches Catholic values and supports the education of the whole child.



Notre Dame (10-12)

During our school's history, the students have experienced great success in Athletics, Fine Arts and numerous other curriculum and extra curricular activities.

Thank you for taking time to check out this home!

Throughout my 20+ years of experience in Marketing, Sales and Negotiation there's been 2 key elements that I value most and that I bring to every project which is the reason I've been recognized in the top 1% Elite Group for Re/Max Professionals. Those 2 elements are PASSION and CARE.

Let's take you for example, you've ended up here reading this in what could possibly be the beginning stage of making a move or, you're just fascinated by me and want to learn more :) When you interview someone for a position, you're often looking to find someone who is passionate and that's usually where you stop. The issue is that everyone is passionate about something and hiring a passionate person doesn't guarantee you'll accomplish anything great.

The point is to hire someone who shares the passion you're working to bring to life. In other words, hire people who believe what you believe, who get out of bed everyday to work towards something that supports your vision of the world!

You, the people you hire and the people around you are a team and that team has to be inspired to pull in the same direction towards your ultimate destination that you all believe in.

What about Care?

Let me ask you a question: as you get older, would you like your family to support you or to care about you?

Your family can support you, pay your bills, call you every Monday and visit you on your birthday. But if they care about you, they will visit you more often, they will bring the grand kids over with your favourite meal.

No one wants to be supported, we want to be cared for.

An agent who's offering "support" tends to follow a script. They tend to be matter-of-fact about things. Even if the problem is not resolved to your satisfaction, they will actually tell you they've done all they can do.

But a customer care agent who's working with you, will talk to you differently, have more patience and will go out of their way or even ask one of their colleagues for help if they don't know the answer. There is no script. There is no special training required, just special words to inspire them to do the right thing...to take care.



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