



GRASSROOTS
REALTY GROUP

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**811 Sage Hill Grove NW
Calgary, Alberta**

MLS # A2215199



\$545,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,589 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Single Gara		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Greenbe		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

LOCATION! LOCATION! LOCATION! Welcome to 811 Sage Hill Grove NW, Calgary — a stunning three-storey townhome in the heart of one of North Calgary's most sought-after community of Sage Hill presents a fantastic opportunity to own a contemporary and spacious residence. This beautifully designed MONARCH model by Trico Homes offers 3 bedrooms, 3.5 bathrooms, 9-foot ceilings, 1,589 sq. ft. of living space, and modern living with a focus on both comfort and functionality. Step inside to discover a spacious main floor bedroom with direct access to a balcony that boasts serene, a breathtaking South-Facing GREEN SPACE VIEWS. The second floor showcases an open-concept kitchen featuring sleek stainless steel appliances, a spacious quartz island with ample storage seamlessly flowing into the bright living room — perfect for entertaining guests or simply enjoying everyday life. From the living area, step out onto another balcony where you can relax and unwind while taking in the peaceful surroundings. Upstairs, you'll find two generously sized luxurious master bedrooms, each complete with a walk-in closet and a private ensuite — one featuring a 4-piece bath and the other a 3-piece bath. A convenient laundry room is also located on the upper floor for added ease. For year-round comfort, the home comes equipped with an AprilAire thermostat, designed to integrate with whole-home air purifiers, humidifiers, dehumidifiers, and ventilation systems. Plus, with Wi-Fi connectivity, you can control your home climate anytime, anywhere, right from your smartphone! Located just minutes from Stoney Trail and Shaganappi Trail, this home offers unbeatable access to nearby amenities, including T&T Supermarket, Walmart, Beacon Hill Shopping Centre, Costco, Canadian Tire, Grocery Stores, Restaurants, Banks and even more

exciting new developments coming soon. Don't miss out on the chance to make this gorgeous, move-in-ready townhome yours! Schedule your private showing today.