



**GRASSROOTS**  
REALTY GROUP

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**2911 136 Avenue NW**  
**Calgary, Alberta**

**MLS # A2220227**



**\$579,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 374
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	TV & Mount in Living Room		

Welcome to your dream home in beautiful Sage Hill Park! This stunning 3-storey townhome offers a modern and spacious living space, perfect for you and your family. With 3 bedrooms, 2 1/2 bathrooms, and over 1700 square feet of living space, this home provides ample room for comfortable living. The open-concept design seamlessly connects the living room, kitchen, and dining area, creating a perfect atmosphere for entertaining family & friends. The kitchen is a chef's delight, featuring stainless steel appliances, gas stove, plenty of cabinets for storage and ample counter space for all your culinary adventures. Step out onto your spacious corner balcony with a built-in gas line, perfect for grilling or soaking up the fresh air. High ceilings and oversized windows flood the space with natural light. Upstairs, the primary bedroom is a true retreat, boasting a vaulted ceiling & large custom windows, a walk-in closet and a full ensuite bathroom with double vanity. Two more bedrooms offer plenty of room for family or guests, and same-floor laundry keeps life simple. Additionally, there's a main floor flex room with heated floors that can be customized to fit your needs, whether it's a fitness room, home office or spare bedroom. This amazing corner unit is upgraded in all the right ways with tile & luxury vinyl plank flooring throughout, soft-close cabinets & drawers with granite counters, oversized heated double garage, tons of street parking and a front view of open green space, so no front yard neighbours. Located in a well-maintained complex with low condo fees, this property offers peace of mind and easy maintenance condo living. Conveniently located close to shopping, restaurants, schools, and public transit, everyday life will be a breeze. Plus, nearby parks and fantastic pathways are perfect for your enjoyment. This one is a must see! Schedule a showing with your favourite realtor

today.