



**GRASSROOTS**  
REALTY GROUP

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**541 Sage Hill Road NW**  
**Calgary, Alberta**

**MLS # A2234060**



**\$599,999**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

<b>Inclusions:</b>	N/A
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**\*\*OPEN HOUSE July 5, Sat, 9 am- 11 am\*\*** Don't miss this opportunity to own a beautiful modern townhome in one of NW Calgary's most desirable neighborhoods &mdash; 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 &mdash; 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. 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!