



GRASSROOTS
REALTY GROUP

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130 Sage Hill Grove NW
Calgary, Alberta

MLS # A2237809



\$450,000

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,421 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: None

END UNIT | WALKOUT BASEMENT | ATTACHED GARAGE | 3 OUTDOOR AREAS | 3 BEDROOMS | 2.5 BATHROOM + ROUGH-INS FOR A 3rd | FRESHLY PAINTED | UNIQUE SPLIT LEVEL & MODERN DESIGN! Freshly painted and move-in ready, this split-level end unit offers the rare combination of a dual primary bedroom layout, a developed walkout basement and 3 outdoor areas! The unique floorplan begins on the entry level with a welcoming foyer and access to the attached garage. Upstairs, the living area impresses with soaring ceilings and extra windows that fill the space with natural light inviting relaxation. Patio sliders open to a sunny balcony, seamlessly blending indoor and outdoor living. A convenient powder room completes this level. Just above, the stylish kitchen inspires culinary adventures featuring stone countertops, full-height shaker cabinets, stainless steel appliances and a central island with bar seating, perfect for casual meals or entertaining. Adjacent to the kitchen, the dining room includes designer lighting and direct access to a second balcony, ideal for summer grilling or evening unwinding. Upstairs on the top level, both bedrooms enjoy the privacy of their own ensuite bathrooms. The spacious primary retreat includes dual sinks and an oversized shower, while the second bedroom offers a full 4-piece ensuite as well for ultimate privacy. Laundry is conveniently located on this uppermost floor. Downstairs, the fully finished walkout basement provides flexible living space with a 3rd bedroom, a walk-in closet and sliding doors to a covered patio and grassy outdoor area, perfect for guests, roommates or a quiet home office setup. Rough ins for a future bathroom further add to the versatility of this level. The attached garage and driveway ensure ample parking. Located in the vibrant community of Sage Hill, this home is surrounded

by scenic pathways, tranquil ponds, playgrounds and an abundance of nearby amenities including shopping, restaurants and fitness centers. Easy access to major roads makes commuting a breeze. Enjoy the ease of low-maintenance living without sacrificing space, style, or flexibility!