



GRASSROOTS
REALTY GROUP

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456 Sage Hill Grove NW
Calgary, Alberta

MLS # A2256455



\$499,900

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,435 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover this stunning, fully upgraded former showhome with a rare fenced in yard in the Verona complex of Sage Hill. This beautiful townhome offers a unique blend of modern elegance and practical living, perfect for growing families, professionals, or savvy investors. Nestled in the heart of Sage Hill, this home is surrounded by kilometers of scenic ravines, with beautiful walking paths and parks weaving through Sage Hill and Nolan Hill, offering a peaceful escape just steps from your door. Enjoy unbeatable proximity to shopping at Creekside and Beacon Hill, including Costco and T&T Supermarket, while Stoney Trail ensures quick access to all corners of Calgary. Step inside and be guided to an inviting living room with 12-foot+ vaulted ceilings, bathed in natural light and leading to a private balcony with views across the valley. A convenient half bath completes this level, ideal for guests. Ascend to the kitchen, featuring upgraded cabinets, sleek quartz countertops, ample cabinet space, and stainless-steel appliances. A second private balcony off the kitchen allows you to follow the sun all day, perfect for morning coffees or evening relaxation. The top floor is designed for comfort, featuring two spacious bedrooms, each with its own private ensuite. The primary suite is a true retreat, showcasing a wall-to-wall closet, a luxurious ensuite bathroom, and generous space for a king-sized bed and additional furniture. For ultimate convenience, in-suite laundry is thoughtfully placed on this level. The walkout basement offers a third bedroom with its own ensuite, providing a private sanctuary for a young adult, in-law, or renter—making this home an exceptional opportunity. Don't miss your chance to own this rare gem in Verona—schedule your private viewing today and experience upscale living at its finest!

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