



GRASSROOTS
REALTY GROUP

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243 Sage Hill Grove NW
Calgary, Alberta

MLS # A2262411



\$435,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,278 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: N/A

Location, location, location! Backing onto a winding pathway & ravine in Sage Hill is this beautiful condo in the VERONA TOWNHOMES project from Trico Homes. Drenched in natural light, this wonderful 3 bedroom / 2.5 bath home has upgraded laminate floors & granite countertops, oversized single garage, sunny backyard deck & prime location just minutes to the Sage Hill Crossing retail centre. Offering maintenance-free living so you can enjoy the finer things in life, you simply love this fantastic townhouse with its bright & airy living room with 9ft ceilings & brand new chandelier, expansive windows & deck. The 9ft ceilings continue into the open concept kitchen & dining room with granite counters & soft-close cabinetry, island & Whirlpool stainless steel appliances. On the way up to the top floor bedroom level is the landing with laundry closet complete with stacking Whirlpool washer & dryer. Both of the bedrooms are a terrific size & have their own private ensuites; the primary bedroom has a wall-of-closets & ensuite with granite-topped double vanities & walk-in shower. The 2nd bedroom has a walk-in closet, ensuite with shower/tub combo & views of the ravine. A big 3rd bedroom is on the ground level…which could easily double as your home office. Additional extras & features include custom window blinds, brand new tile floors in the bathrooms & foyer, natural gas line for your BBQ on the deck, underground sprinklers, Decora switches & oversized/drywalled 1 car garage plus extra parking on the driveway. Pet-friendly complex with loads of visitor parking & playground for the kids, & the monthly condo fees include grass cutting & snow removal. Top-notch location in this popular Symons Valley community only a short drive to major retail centers & quick easy access to Stoney/Deerfoot/Beddington Trails to take you to the airport, Cross Iron

Mills, all area amenities & downtown.