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243 Sage Hill Grove NW Calgary, Alberta

MLS # A2262411



\$449,800

Division: Sage Hill Residential/Five Plus Type: Style: 5 Level Split Size: 1,278 sq.ft. Age: 2017 (8 yrs old) **Beds:** 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: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate, Linoleum Roof: Condo Fee: \$ 281 Asphalt Shingle **Basement:** LLD: Partial Exterior: Zoning: Stone, Vinyl Siding, Wood Frame 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! 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' Il simply love this fantastic townhouse with is bright & airy living room with 9ft ceilings, 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, 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.