



**154 Sage Hill Grove NW  
Calgary, Alberta**

**MLS # A2290381**



**\$469,800**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	No Back Lane, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Vinyl Windows		

**Inclusions:** White cabinet in the main entrance, TV Mount in Master bedroom, Shelves in: Living Room (1), Kitchen (2), Flex Room (1)

Do you dream of a modern, 3 bedroom, 3 bathroom townhome, boasting TWO balconies, 1 lower patio, walkout, an attached garage, and still be close to shopping & have quick commutes AND still be able to afford it? This is your NEW HOME. The heart of home, the kitchen, has an immense central island, ideal for your family to gather around. Upgraded appliances (space saving microwave hoodfan combo, easy to clean glass stove top, and french style fridge with ice maker). Modern contrasting cabinetry, subway tile backsplash, and oodles of cabinets will ensure you relish your time here. The party can stay contained in the kitchen OR spill onto the rear balcony. Just steps down, you'll find the amazing 1.5 storey living room, with the tall soaring ceilings, and the SECOND balcony. Going upstairs, you'll find 2 master ensuites, both boasting 4 piece ensuites, and ample closets (front has his/her closets, rear has walk-in). The walkout level boasts the third bedroom, along with storage / mechanical space. High efficiency furnace to help keep your utilities low. This home is conveniently located close to Sage Hill Crossing (~500m) offering major shopping like Walmart Supercentre, plentiful food options including McDonalds, banks, T&T and more. Beacon Hill, including Costco, is ~2km. Within walking distance, is the neighborhood stores at "The Rise", a mere 1100 ft away, featuring gas, BBQ, Mr. Lube, and more. With Stoney Trail on your doorstep (4 minutes), your daily commute becomes a breeze. Attached, INSULATED garage keeps the car aficionados happy. Rest easy knowing you are 19 minutes to downtown (flyover), and, for the ultimate weekend get-a-way, Banff is only 66 minutes away. Call for your private viewing today.