

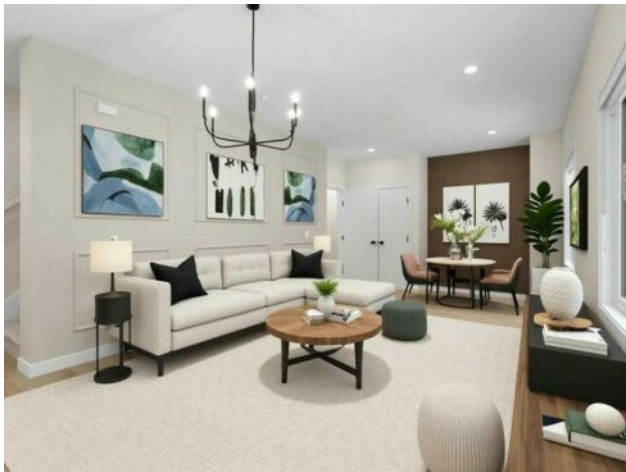


**GRASSROOTS**  
REALTY GROUP

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**231 Sage Hill Circle NW**  
**Calgary, Alberta**

**MLS # A2293166**



**\$499,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill              |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,307 sq.ft.           | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |                                |                   |          |
|--------------------|--------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 250   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame   | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Quartz Counters, Vinyl Windows |                   |          |

**Inclusions:** N/A

Welcome to Sage Hill Garden, a beautiful townhouse project in one of the most convenient locations in northwest Calgary. This stunning end-unit townhouse offers two storeys plus a fully finished basement, featuring 4 bedrooms and 3.5 bathrooms. South-facing oversized windows fill the home with natural light throughout every level. Thoughtfully designed with both style and comfort in mind, this home showcases elegant wood paneling on the TV feature wall and a beautifully finished accent wall in the living room. The kitchen is finished with quartz countertops and stylish two-tone cabinetry, creating a modern and functional space for everyday living. The fully finished basement adds exceptional versatility, complete with an additional bedroom, a spacious living area with a wet bar, and a full bathroom—perfect for extended family, guests, or extra entertainment space. Ideal for families seeking both convenience and a luxurious lifestyle, this home is within walking distance to Walmart, T&T Supermarket, and Creekside Shopping Centre, and just 5 minutes from Costco. Located in one of the core hub areas of northwest Calgary, this property offers outstanding access to shopping, dining, and everyday amenities.