



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

MLS # A2297487



\$449,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,444 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Quartz Counters, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall Mount

Welcome to this freshly painted 3 bed, 2.5 bath END UNIT townhouse in the desirable community of Sage Hill. This move-in ready home features a fully finished WALKOUT basement backing onto greenspace, a single attached garage, and two balconies plus a patio, offering extra space and privacy. The bright and spacious living room showcases soaring ceilings and massive windows, along with a convenient 2-piece bathroom and access to your first balcony. Step up to the open-concept kitchen and dining area, complete with quartz countertops, a large island, stainless steel appliances, and access to your second west-facing balcony with BBQ gas line, perfect for evening sun and entertaining. Upstairs, you’ll find two large bedrooms, each with its own ensuite bathroom. The primary suite features a double-wide closet and a spacious ensuite with quartz countertops and double vanities, while the second bedroom includes a walk-in closet. The fully finished WALKOUT basement adds a third bedroom and access to a patio backing onto greenspace, offering additional living space and flexibility. Located just minutes from Sage Hill Crossing, Walmart, T&T Supermarket, restaurants, parks, and quick access to Stoney Trail. Book your showing today!