



**1320 Sage Hill Grove NW  
Calgary, Alberta**

**MLS # A2298382**



**\$475,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,585 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<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>	\$ 254
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully designed three-level townhouse in the sought-after community of Sage Hill, offering 3 bedrooms, 4.5 baths, and an impressive 1,879 sq ft of total living space. Enjoy 9-foot ceilings on the main and second levels, enhancing the home's open feel, along with exceptional functionality and privacy throughout. Step inside to the entry level and discover a good-sized Bedroom with walk-in closet and 4-piece ensuite, plus door access to your private Deck at the back—perfect for guests, a home office, or multi-generational living. One level up, you'll find the heart of the home featuring 9-foot ceilings and vinyl plank flooring throughout. The well-sized and bright Living room connects to your balcony with gas hookup—ideal for enjoying evening sunsets and outdoor grilling. The stunning Kitchen showcases a large quartz countertop center island perfect for meal prep and entertaining, stainless steel appliances including built-in microwave, and elegantly finished cabinetry extended to the ceiling for a sleek, modern look. The separate east-facing Dining room offers flexible space for family meals and gatherings. A convenient half bathroom completes this functional level. On the top level, you'll discover two well sized Bedrooms, each with their own private 4-piece ensuite featuring quartz countertops and walk-in closet—providing excellent separation and privacy for family members or roommates. A Laundry room completes this level for everyday convenience. Don't forget the finished basement with a Recreation room, ready for your home office, media space, or personal retreat. An extra storage room and 4-piece bathroom add versatility to this level. The single attached garage with full driveway ensures ample parking. Modern comforts include a tankless water heater for endless hot water and energy efficiency. Located in the

vibrant Sage Hill community, you'll enjoy a perfect balance of convenience and lifestyle. Scenic pathways, ponds, and green spaces are just steps away, ideal for walking and biking. Everyday essentials are within easy reach, including restaurants, cafés, medical clinics, and Walmart across the street. Sage Hill Crossing offers Co-op, Bro'Kin Yolk, Anytime Fitness, Starbucks, and Tim Hortons, while major retailers like Costco, Best Buy, Home Depot, and Canadian Tire are just a short drive away. With quick access to Stoney Trail, Shaganappi Trail, and Beddington Trail, plus a nearby bus stop connecting to Brentwood C-Train Station, commuting is simple and efficient. This meticulously maintained townhouse truly offers modern comfort, unbeatable convenience, and the perfect blend of privacy and community in one of Calgary's most desirable Northwest neighborhoods.