



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2140720**



**\$500,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2016 (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>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Back on the Market Due to Financing Priced at \$500,000, this 1687 square foot home boasting 3 bedrooms and 2.5 baths presents an excellent opportunity to enter Calgary's thriving real estate market. Built in 2016, it showcases contemporary features and generous living space, including an attached single garage with a full driveway and nearby visitor parking. The double primary bedroom layout on the top floor offers two spacious rooms, each with its own private bathroom. The main primary bedroom impresses with ample space for a king-sized bed, abundant closet space, and a luxurious ensuite featuring double sinks and granite countertops. The second bedroom enjoys a bright outlook on to the green space beyond. A convenient laundry area with full-sized stacked appliances and shelving adjoins. The expansive kitchen and dining area boast granite countertops, modern cabinets, and stainless steel appliances, with access to a balcony via glass sliding doors. Vaulted ceilings grace the living room, opening to another balcony, ensuring abundant natural light and fresh air throughout the day. A powder room is conveniently located nearby. The lower level features a fully finished bedroom, ideal for an office or recreation room, with a walkout to a private patio, perfect for warm summer evenings. Situated in Sage Hill, one of Calgary's premier suburbs, the home offers access to a range of amenities within the community, including shopping, schools, and parks. Its location on Calgary's ring road facilitates easy access to all parts of the city within a 30-minute drive. Given Calgary's growing appeal, seize the opportunity to invest in this affordable property now. Contact us for a private viewing today!