



**1023 Sage Hill Grove NW
Calgary, Alberta**

MLS # A2179954



\$529,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,613 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 253
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

3Bed 3.5Bath# Backing to green Space# Front Car Garage# Low Condo fees# DONT.MISS.OUT!! EVER LACK OF WASHROOMS IN A HOME?! WELL, THIS AMAZING 3 BED AND 3.5 BATH WOULD DEFIANTLY HELP WITH THAT PROBLEM! AS WELL AS Why build?! when you can avoid the guessing games, and instead buy this Amazing Townhome in one of Calgary's most desired North neighborhoods? The "MONARCH" model by Trico Homes comes complete with a main floor Bedroom with full washroom, perfect for studying or working from home with AMAZING WIDE ANGLE GREEN SPACE VIEW, and a wide-open kitchen equipped with stainless-steel appliances! Upstairs you will find NOT ONE!!!! BUT TWO MASTER bedrooms boasting TWO walk-in closets to choose from, and your own private 4-piece ensuite and 3-piece ensuite bathrooms each both nicely sized bedrooms and UP STAIRS LAUNDRY (SAVE YOU SO MUCH WALKING) make up your upper floor. The location can't be beat, with easy access to major arteries like Stoney and Shaganappi Trails, tones of nearby amenities with more commercial development soon, and so much grocery stores and big stores just minutes away at T&T Supermarket, Walmart and Costco. Do Not Miss Out! Book your private showing today.