



GRASSROOTS
REALTY GROUP

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229 Sage Hill Grove NW
Calgary, Alberta

MLS # A2193431



\$499,000

Division:	Sage Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,284 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this rare and beautifully designed 3-bedroom, 3.5-bathroom townhouse in the desirable community of Sage Hill with over 1700 sf. of developed space! Featuring one of the most sought-after layouts in the complex, this modern home offers an exceptional design, perfect for families, professionals, or investors. Each of the three spacious bedrooms has its own private ensuite, a rare and highly desirable feature. The primary suite is a true retreat, complete with a luxurious ensuite that includes a double vanity for added convenience. The open-concept main floor is bright and inviting, with quartz countertops, sleek cabinetry, and stainless steel appliances in the kitchen. The upstairs laundry adds convenience, while the single-car garage and additional driveway parking provide ample space for vehicles. A walking and bike path runs directly behind the unit, offering scenic views and easy access to outdoor activities. Enjoy a cozy balcony, perfect for morning coffee or evening relaxation. Located in the vibrant community of Sage Hill, this home is just minutes from shopping, restaurants, parks, and top-rated schools, with easy access to major roadways. Don't miss this rare opportunity—schedule your private showing today!