



GRASSROOTS
REALTY GROUP

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455 Sage Hill Grove NW
Calgary, Alberta

MLS # A2200025



\$475,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,278 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 455 Sage Hill Grove, NW! This gorgeous end-unit townhome is conveniently located near parks, green spaces, shops, restaurants, and pubs. Upon entering the unit, you are greeted by a large mud room with access to the attached garage, basement and main level. On the main level, you will find a massive family room that boasts floor-to-ceiling windows, access to your private west-facing back patio, 10+ foot ceiling, and a 2-piece bathroom. Head up to the second level and find a spacious kitchen featuring a large centre island, quartz countertops, stainless steel appliances, a corner pantry, access to your covered patio and a grand dining area. On the third floor, you will find two fantastic primary bedrooms, each complete with 4-piece ensuites and expansive closet space. The basement has a utility room, storage, a large den, and a plumbed storage closet for an additional washroom if one would like to finish it. Don't miss your chance to call this place home and book your private tour today.