



GRASSROOTS
REALTY GROUP

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1132 Sage Hill Grove NW
Calgary, Alberta

MLS # A2201192



\$530,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,536 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 249
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Located in the highly sought-after Sage Hill community, this beautifully designed three-bedroom, three-bathroom townhome perfectly blends comfort, style, and modern living. Whether you're looking for a personal sanctuary or a smart investment, this home offers the ideal combination of convenience and luxury. As you enter, you'll be greeted by a versatile room on the main floor, perfect as a guest bedroom, home office, or extra living space. On the second level, the open-concept design creates a seamless flow between the living room, dining area, and gourmet kitchen—ideal for entertaining. Two private decks on either side of the floor provide additional space for outdoor relaxation and enjoyment. The kitchen features sleek stainless steel appliances, elegant quartz countertops, and a spacious island, making it a chef's dream. The third level is home to two generously sized bedrooms, each with its own private ensuite and walk-in closet for ultimate comfort and privacy. Additional perks include a single-car garage and extra parking on the driveway. The location is unbeatable—within walking distance to a Walmart Supercenter, along with a variety of shops, dining, and entertainment options. Everything you need is right at your doorstep. If you're seeking a home that offers modern finishes, a prime location, and exceptional functionality, don't miss the chance to see it for yourself. Schedule a viewing today and make this stunning townhome your new home.