

## 229 Sage Hill Grove NW Calgary, Alberta

**MLS # A2256557**



# \$465,000

|                  |                                                                       |               |                  |
|------------------|-----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                                                             |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                                 |               |                  |
| <b>Style:</b>    | Townhouse                                                             |               |                  |
| <b>Size:</b>     | 1,286 sq.ft.                                                          | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                                                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached                                                |               |                  |
| <b>Lot Size:</b> | -                                                                     |               |                  |
| <b>Lot Feat:</b> | Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangu |               |                  |

|                    |                                                                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                  | <b>Condo Fee:</b> | \$ 280 |
| <b>Basement:</b>   | Finished, Full                                                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                                               | <b>Zoning:</b>    | R-2M   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to incredible value in Sage Hill! This stylish and modern townhome offers three spacious bedrooms, each with its own ensuite bathroom—perfect for investors, families, or those who love hosting out-of-town guests. The entry level features a private bedroom with a full ensuite, ideal for guests or a home office. On the next floor, you’ll find a bright and open kitchen and dining area, complete with sleek stainless steel appliances, stone countertops, and plenty of room for entertaining. The living room is filled with natural light and provides direct access to the southwest-facing backyard that backs onto green space and a walking trail—perfect for enjoying sunshine all day long. The top floor boasts two generous primary suites, each with a walk-in closet and private ensuite, along with a conveniently located laundry area featuring a stacked washer and dryer. Situated just minutes from Stoney Trail, this home offers easy access to shopping, dining, Walmart, and Creekside Shopping Centre. With its unbeatable layout and location, this is truly one of the best opportunities Sage Hill has to offer. Contact your favourite Realtor today to book a private showing!