



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

MLS # A2281947



\$475,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,300 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		
Inclusions:	N/A		

PEACEFUL RAVINE VIEWS | RARE OFFERING + BEST LOCATION IN THE COMPLEX + FIRST TIME TO MARKET w/ OVER 1700 SQFT of DEVELOPED LIVING SPACE Enjoy the beautiful Sunrise & Sunsets that Calgary has to offer... This spacious 3-bedroom townhouse is perfectly positioned to capture natural light from every angle. The thoughtfully designed layout includes 3 BED / 2.5 BATH + SINGLE ATTACHED GARAGE + DRIVEWAY + PATIO w/ WEST FACING RAVINE VIEW + UPPER FLOOR DOUBLE MASTER BEDROOM SETUP. (FLOORPLAN IN PICTURES) The location within the complex is extremely elite and easily accessible from the community entry. With an exceptional east & west-facing orientation, sunlight pours through expansive windows throughout the day, creating bright, airy living spaces that feel both warm and welcoming without directly facing or looking into neighboring townhomes. EVERY window has light pouring in which is the most special feature. This unit has been well kept by the original owner & is ready for a new owner. Close to all amenities, shopping, schools, parks & golf + quick access to Stoney Trail, airport and only & 20 minutes to downtown.