



**GRASSROOTS**

REALTY GROUP

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**21 Sage Hill Path NW  
Calgary, Alberta**

**MLS # A2303335**



**\$559,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Discover refined living in this exceptional two-storey Alloy Townhouse, ideally located in the highly desirable community of Sage Hill NW. This beautifully appointed end unit offers the perfect blend of contemporary style, thoughtful design, and everyday practicality, creating a space that feels as good as it looks. Inside, you’ll find 1364 square feet of comfortable living space, including three spacious bedrooms and two and a half bathrooms, perfect for families or anyone who loves to entertain. Step into a bright, open-concept main floor that instantly feels like home. The modern kitchen stands out with a clean, stylish colour palette, upgraded lighting, and sleek stainless-steel appliances, set up perfectly for everything from quick weekday meals to hosting friends. The living and dining areas flow effortlessly together, with a cozy breakfast nook just off to the side, plus a practical mudroom and convenient half bath to keep daily life organized. Upstairs, the primary suite delivers a true retreat with vaulted ceilings, a spacious walk-in closet, and a well-appointed four-piece ensuite. Two additional generously sized bedrooms and an upper-floor laundry room make everyday living simple and efficient. The undeveloped basement is a blank slate, featuring two large windows and a bathroom rough-in&mdash;ready for you to design the extra space you’ve been wanting. Outside, enjoy a fully fenced and landscaped backyard, a spacious deck with a gas line for summer BBQs, and a double detached garage for added convenience. Perfectly positioned for convenience, you’re just minutes from Sage Hill Crossing, Beacon Hill Shopping Centre, and Cross Iron Mills, with nearby parks and schools, making it an ideal setting for growing families. Enjoy modern living with zero condo fees and the long-term value you’ve been looking for. \*Some photos have

been virtually staged\*