



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

434 Sage Hill Grove NW
Calgary, Alberta

MLS # A2305283



\$459,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,428 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 274
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This stunning 2-bedroom, 2.5-bathroom townhome at 434 Sage Hill Grove NW truly shows better than a showhome. Impeccably maintained and fully upgraded, it offers 12-foot living room ceilings and a peaceful natural backdrop that creates a sense of light, space, and serenity. The kitchen features stainless steel appliances, while the upper level includes two spacious ensuite bedrooms with custom California closets, an ideal setup for professionals, guests, or shared living. You'll also appreciate the convenience of upper-floor laundry and generous storage throughout. The fully finished lower level adds a bright third bedroom or Flex Room, perfect for a home office, guest suite, or fitness space. Comfort and style come together with central air conditioning, modern railings and doors, and a clean neutral palette that feels fresh and move-in ready. An attached garage and private driveway provide parking for two vehicles, with ample visitor parking right outside the door for friends and family. Located just minutes from Sage Hill Crossing, schools, grocery stores, coffee shops, and major routes, this home combines everyday convenience with a serene setting.