



**1132 Sage Hill Grove NW
Calgary, Alberta**

MLS # A2309112



\$434,999

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,578 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Interior Lot, Level, Private, Rectangular Lot, See Remarks, Street		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning well maintained townhome in the sought-after community of Sage Hill, where comfort, style, and convenience come together seamlessly. Located in the desirable Verona West complex, this beautifully maintained home features a single front attached garage, low condo fees, and an exceptional layout with 3 bedrooms and 3.5 bathrooms — making it an ideal choice for both homeowners and investors alike. Low condo fees include insurance, snow removal, and common area maintenance, offering excellent value and peace of mind. Step inside to a spacious and welcoming foyer/mudroom with direct access to the attached garage. The entry level also features a generously sized bedroom and a full bathroom, perfect for guests, extended family, or a private home office setup. As you move to the main level, you’ll discover an open-concept living space designed for modern living and entertaining. The gorgeous kitchen is equipped with quartz countertops, stainless steel appliances, a large center island, and ample cabinetry. Adjacent to the kitchen is a spacious dining area and a bright family room filled with natural light from oversized windows and patio doors. Enjoy both east- and west-facing outdoor spaces, including a sunny balcony and a private patio, perfect for morning coffee or evening relaxation. A convenient 2-piece powder room completes the main floor. Upstairs, you’ll find two impressive primary bedrooms, each featuring its own private ensuite and generous closet space, providing ultimate comfort and privacy. The upper-level laundry with installed washer and dryer adds everyday convenience. This move-in-ready home also includes high-quality window coverings, a high-efficiency furnace, HRV system, and a tankless water heater for added energy efficiency and comfort. Ideally located

close to parks, pathways, shopping, restaurants, schools, and transit, this home offers quick access to Stoney Trail, the airport, and downtown Calgary. Major amenities including Walmart, Costco Wholesale, T&T Supermarket, cafes, fitness centres, and everyday conveniences are all just minutes away, making this an exceptional opportunity to enjoy the best of NW Calgary living. Don't miss the opportunity to make this townhouse your new home or investment.