



GRASSROOTS

REALTY GROUP

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

MLS # A2318114



\$414,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,554 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: None

Super clean, upgraded, bright walk out unit. Two exposures - Coming in from the courtyard, kids playground and garage side, you walk into a large entry way or foyer with ample space for side table and places to place your shoes and coats. Stairwell down to lower ground level and stairwell up to large living room with high double height ceilings, all windows and sliding glass doors to balcony overlooking private fenced front yard. 2 pc powder room. Upgraded kitchen, seafoam cabinets, large eating/dining area and sitting nook or desk area; Granite island & counters, s/s appliances, corner pantry and sliding glass door to balcony overlooking front courtyard and kids play area. Upper level laundry, tucked in large closet with shelving, incl washer and dryer. Large primary bedroom, 2 large windows, 4pc ensuite including 2 sinks, oversized shower & granite vanity & one wall of closet space. Great size 2nd bedroom, walk in closet, its own 4 pc ensuite. Lowest level office or rec room, is on ground level with fenced garden access to street and 4 pc bathroom. All flooring is either taupe/neutral tiling or carpeting. Super home and in great condition. Fabulous location near shopping, ravine & walking paths, schools, quick access to Stoney Trail, Shaganappi Trail, and Symons Valley Parkway and Rd., & Beddington to Deerfoot. Easy Bus access as well. It’s a must to view, consider and buy!!