



132 Sage Hill Grove NW
Calgary, Alberta

MLS # A2321588



\$450,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,410 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage		

Inclusions: none

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the sought-after community of Sage Hill. Offering more than 1,500 sq. ft. of thoughtfully designed living space, this home combines modern finishes with everyday convenience. Two of the bedrooms feature their own private ensuite bathrooms, providing added comfort and flexibility for families or guests. The functional layout includes a spacious single attached garage with ample storage, while the walkout basement opens directly onto a patio, creating seamless access to outdoor living areas. Enjoy summer gatherings on the deck and balcony off the kitchen, or unwind with your morning coffee while taking in the peaceful surroundings. The stylish kitchen is equipped with stone countertops, stainless steel appliances, and a central island that serves as the perfect space for meal preparation and entertaining. For added convenience, the laundry room is located just off the primary bedroom. Ideally situated close to everyday essentials, you'll be just minutes from Costco, Sobeys, Freshco, and T&T Supermarket. Outdoor enthusiasts will appreciate the nearby parks, pathways, and walking trails, while Sage Hill offers a wide range of amenities to meet the needs of the entire family.