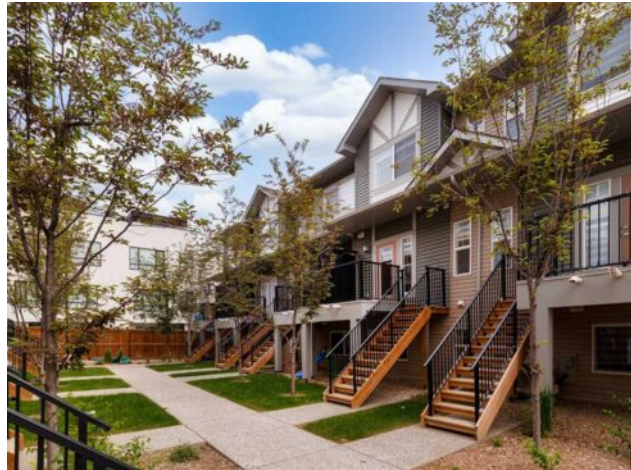




**930 Sage Hill Grove NW
Calgary, Alberta**

MLS # A2322151



\$424,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,587 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Standard Shaped Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mount in Living Room

****Three bedrooms. Three private ensuites. Three walk-in closets.**** Welcome to one of the most sought-after and rarely available floor plans in Verona at Sage Hill, offering a level of privacy, flexibility, and functionality that is exceptionally difficult to find in Calgary's townhouse market. Adding even more value, this is currently ****the lowest-priced available unit in Verona.**** Why pay nearly ****\$570,000**** for a similar home in Verona's newest phase when you can own this spacious, beautifully maintained three-year-old home for just ****\$424,900**** With modern finishes, remaining new-home warranty coverage, and one of the community's most desirable layouts, this is an opportunity that stands apart from anything else currently available within the development. Built by Trico Homes, this thoughtfully designed three-storey townhouse features a layout that is incredibly rare. ****Every bedroom includes its own private ensuite bathroom and walk-in closet.**** Whether you're accommodating family, hosting guests, sharing ownership with friends, supporting multi-generational living, or simply looking for a home that provides everyone with their own private space, this floor plan delivers exceptional flexibility. The bright, open-concept main level seamlessly connects the living room, dining area, and gourmet kitchen. Quartz countertops, stainless steel appliances, full-height cabinetry, and a large central island create a space that is equally suited to everyday living and entertaining. Two private balconies further enhance the home, providing outdoor spaces to enjoy throughout the day. Upstairs, you'll find two spacious primary suites, each complete with a walk-in closet and full private ensuite. The real standout feature is the ****ground-floor third bedroom****, which also includes its own walk-in closet and private ensuite bathroom. This highly versatile space is ideal for a home office,

guest retreat, university student, aging parent, live-in caregiver, or roommate seeking complete separation and privacy from the rest of the home. The advantages of this layout cannot be overstated. No shared bathrooms. No compromise on closet space. No secondary bedrooms that feel like an afterthought. Every occupant enjoys the comfort, privacy, and convenience of their own space. In today's market, finding **three true ensuite bedrooms, each paired with a walk-in closet**, is extraordinarily rare and represents a level of functionality that appeals to a wide range of buyers both today and in the future. Located in the desirable community of Sage Hill, Verona residents enjoy access to scenic walking paths, ponds, and natural green spaces while remaining just minutes from Sage Hill Crossing, Nolan Hill Gate, Costco, T&T Supermarket, Walmart, restaurants, fitness facilities, and countless everyday amenities. Combining the lowest price in Verona, remaining warranty coverage, an attached garage, modern finishes, and one of the most functional floor plans available in Northwest Calgary.