



GRASSROOTS

REALTY GROUP

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**1326 Sage Hill Grove NW
Calgary, Alberta**

MLS # A2323104

\$470,000



Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,585 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Interior Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

4.5 Baths | 3 Bedrooms + Basement Flex Room | 3 Private Ensuites + Dual Primary Suites | Low \$247.40/Mo Fee | 1,585 SqFt RMS | Attached Garage + Driveway | Sage Hill NW | This 3-storey townhome in Trico Homes' Verona complex is built for privacy. The entry level offers a bedroom with its own 4-pc ensuite, a walk-in closet and a private deck — ideal for long-term guests, a quiet home office, or independent main-floor living. One level up, a 17'0" x 10'7" quartz kitchen opens to the living and dining rooms and a balcony, with a 2-pc powder room so guests never need to head upstairs. The top floor is anchored by two primary suites — each with its own 4-pc ensuite and walk-in closet — plus upper-floor laundry, so no one has to share a bathroom. The fully finished basement adds a versatile flex room with a full 4-pc bath and dedicated storage, ready to serve as a gym, media room or hobby space. Set on a quiet street in Sage Hill NW, the home keeps daily essentials minutes away: Sage Hill Crossing (Walmart), T&T Supermarket and Calgary Co-op for groceries, with quick Stoney Trail access for an approximately 20–25 minute drive to downtown and YYC Calgary International Airport. The Shane Homes YMCA at Rocky Ridge, neighbourhood parks and pathways, and CrossIron Mills are all within easy reach. Rare 3-ensuite flexibility at an accessible price — a strong fit for multi-generational living, professionals or roommates who value their own space, or investors seeking a low-maintenance hold. Public (CBE) and Catholic (CCSD) schools serve the surrounding community. Book your private showing today.