



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

**MLS # A2325352**



**\$450,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door C		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Backing onto a protected environmental reserve with no rear neighbours, this showroom-condition townhouse offers over 1,700 sq. ft. of developed living space, including a finished basement, soaring ceilings, two spacious primary suites, central A/C, and one of the most desirable floor plans in Sage Hill. The dramatic living room features soaring ceilings and a stunning wall of windows that frame peaceful ravine views while flooding the home with natural light, creating an open, airy feel rarely found in townhomes. The open-concept kitchen is beautifully finished with quartz countertops, a large island, modern cabinetry and a spacious dining area that opens onto a private balcony, making it ideal for everyday living and entertaining. Upstairs, you'll find two generous primary bedrooms, each with its own private ensuite bathroom, offering the perfect layout for professionals, roommates, guests or small families. The fully finished basement adds valuable flexibility for a family room, home office, gym or media room. Additional highlights include central air conditioning, upper-floor laundry, an attached garage plus full driveway, abundant storage, low condo fees, a new roof (2026), and both east and west-facing outdoor spaces, allowing you to enjoy beautiful sunrises, sunsets and even spectacular rainbows after summer storms. Located just steps from walking paths, parks, shopping, restaurants and everyday amenities, this move-in-ready home offers a rare combination of privacy, natural beauty and thoughtful design that truly sets it apart from the competition.