



GRASSROOTS
REALTY GROUP

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43 Sage Hill Common NW
Calgary, Alberta

MLS # A2331618



\$449,900

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,195 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: NA

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome with a finished walk-out basement nestled in beautiful Sage Hill. Thoughtfully designed with 9-foot ceilings and an open-concept layout. The main floor showcases rich hardwood flooring, creating a warm and inviting atmosphere throughout the living and dining areas. The stylish kitchen offers full stainless steel appliances and seamlessly connects to the main living space, making it ideal for entertaining family and friends. Upstairs, you'll find the convenience of upper-floor laundry, along with three good sized bedrooms. The spacious primary retreat features a walk-in closet and a private 4-piece ensuite, while the two additional bedrooms provide plenty of room for family, guests, or a home office and a 4-piece bathroom rounds out the upper floor. The fully finished WALK-OUT BASEMENT adds exceptional versatility as a flex room which can be used as a gym, office or living area, opening directly onto peaceful green space. This home has been well cared for with several valuable recent upgrades, including NEW SIDING/ROOF/GARAGE DOOR, CENTRAL AC, and a NEWER TANKLESS WATER HEATER providing comfort and peace of mind for years to come. Completing the home is a large single attached garage with additional storage space, making everyday living both convenient and practical. Whether you're a first-time buyer, growing family, or savvy investor, this exceptional Sage Hill townhome combines location, comfort, and outstanding value!