



GRASSROOTS
REALTY GROUP

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902 Sage Hill Grove NW
Calgary, Alberta

MLS # A2333738



\$473,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,584 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

3 Bedrooms | 3.5 Bathrooms | Fully Finished Basement | End Unit Townhome | Built in 2023 | Attached Garage | Main Level Balcony | Back Deck | Covered Front Porch | Still Under New Home Warranty | No Pet Home. Welcome to this beautifully maintained Trico-built end unit townhome in the highly sought-after community of Sage Hill. Built in 2023 and still under new home warranty, this bright and modern no pet home offers stylish finishes, functional living space, and an excellent layout perfect for families, professionals, or anyone looking for low maintenance living without compromising space. The entry level features a versatile flex space that works great as a home office, gym, recreational area, or additional lounge space. You'll also find direct access to the attached single garage with extra storage, along with a covered front porch and a private back deck right off the flex room, creating a warm and functional extension of the space. The second level is filled with natural light thanks to the large east and west facing windows and features 9 ft ceilings throughout. The open concept layout creates an easy flow between the kitchen, dining, and living areas, making the space feel bright, comfortable, and perfect for entertaining. The upgraded kitchen is equipped with quartz countertops, sleek cabinetry, gas cooktop, built-in wall oven and microwave, chimney hood fan, and dishwasher. This level also features a spacious front balcony and a convenient 2-piece bathroom. Upstairs, you'll find three well-sized bedrooms including the spacious primary retreat complete with a walk-in closet and beautiful 3-piece ensuite. Two additional bedrooms, another full 4-piece bathroom, upper floor laundry, and a linen closet complete the upper level. The fully finished basement offers a large family room along with another full 4-piece bathroom, giving you plenty of flexibility for a media

room, kids play area, gym, guest space, or additional living area. Additional upgrades include durable LVP flooring, tile finishes, soft carpet, ethernet wiring, high-efficiency furnace, and tankless hot water system for added comfort and efficiency. Located close to walking paths, ponds, parks, shopping, restaurants, grocery stores, and everyday amenities, Sage Hill offers an incredible lifestyle with quick access to Stoney Trail, Shaganappi Trail, and Symons Valley Road for easy commuting throughout the city.