



GRASSROOTS
REALTY GROUP

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924 Sage Hill Grove NW
Calgary, Alberta

MLS # A2334413



\$489,999

Division:	Sage Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,503 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Pantry, Quartz Counters		

Inclusions: None

Welcome to this LOW CONDO FEE- TRICO-BUILT END UNIT townhouse in the highly sought-after community of Sage Hill, offering the perfect blend of modern design, functionality, and convenience. This beautifully maintained 3 BEDROOM | 3.5 BATHROOM home features a thoughtfully designed layout ideal for families, professionals, or investors. Step inside to an inviting open-concept main floor where the living, dining, and kitchen areas flow seamlessly together. The stylish kitchen showcases QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES & A GAS RANGE, making it the perfect space for everyday living and entertaining. One of the standout features is the SPACIOUS MAIN FLOOR BEDROOM WITH A PRIVATE ENSUITE, offering incredible flexibility as a guest suite, home office, or space for multigenerational living. Upstairs, you'll find TWO GENEROUSLY SIZED BEDROOMS, EACH WITH THEIR OWN ENSUITE BATHROOM, providing exceptional privacy and comfort for every member of the household. Enjoy the convenience of a DOUBLE ATTACHED GARAGE, while the end-unit location allows for additional natural light and enhanced privacy. Located in the heart of Sage Hill, you'll love being BACKING ONTO GREEN SPACE & WALKING PATHWAYS, with transit just a 2-MINUTE WALK away. Schools, parks, Creekside Shopping Centre, Sage Hill Crossing, restaurants, grocery stores, and everyday amenities are all within minutes, making this an unbeatable location for families and commuters alike. Offering quality craftsmanship, modern finishes, and an exceptional location, this Trico-built home is move-in ready and waiting for its next owner. Don't miss your opportunity to make this beautiful Sage Hill townhouse your own.

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