



GRASSROOTS
REALTY GROUP

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512 Sage Hill Grove NW
Calgary, Alberta

MLS # A2335817



\$450,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,397 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	Window Coverings		

Welcome to this beautifully designed 4-level split townhouse with WALK-OUT basement, ideally situated with a west-facing backyard backing directly onto green space, walking and biking paths, and playgrounds—a fantastic setting for families and outdoor enthusiasts. The thoughtfully designed layout offers an abundance of natural light and spacious living areas across four levels. The main level features a bright and inviting open-to-below living room with soaring ceilings and huge windows. The open-concept design provides an excellent space for both everyday living and entertaining. Upstairs, you'll find two generously sized primary bedrooms, each offering the comfort and privacy of its own 4-piece ensuite bathroom. Enjoy the convenience of an attached single garage, plus a private driveway for additional parking. The fully finished walkout basement adds valuable living space and features a full 3-piece ensuite washroom perfect for guests or extended family.