



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1213 Sage Hill Grove NW
Calgary, Alberta

MLS # A2341705



\$449,900

Division:	Sage Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,588 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:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

Welcome to this beautifully appointed 1,587.6 sq. ft. townhouse nestled in one of the area's most sought after communities! Backing directly onto a peaceful green space, this bright and spacious home offers the perfect blend of comfort, style, and convenience. The open-concept main floor is flooded with natural light and a functional layout that's ideal for both everyday living and entertaining. The kitchen features Whirlpool appliances as well as a gas ranged stove and quartz counter-tops. With low condo fees, this home offers exceptional value without compromising on quality. Upstairs, you'll find two generously sized bedrooms, each complete with its own walk-in closet and ensuite bathrooms. A third bedroom can be found on the main level, also complete with it's own 4 piece ensuite bathroom. Thoughtfully designed with ample storage throughout, there's plenty of room to keep everything organized. Enjoy the tranquility of backing onto green space while being just minutes from everything you need, including shopping, restaurants, schools, parks, playgrounds, walking paths, and automotive services. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers a low-maintenance lifestyle in a vibrant, growing neighborhood. Don't miss your opportunity to own this exceptional townhouse in a well desired location!