



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

37 Sage Hill Path NW
Calgary, Alberta

MLS # A2350850



\$559,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,355 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Flag Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: None

Welcome to refined, modern living in this exceptional two-storey end-unit townhouse, ideally located in the highly desirable community of Sage Hill NW. Offering 1,355 sq. ft. of thoughtfully designed living space, this beautiful home perfectly blends contemporary style, everyday functionality, and long-term value—with NO CONDO FEES. Step inside to a bright and inviting open-concept main floor, where the living, dining, and kitchen areas flow seamlessly together. The stylish L-shaped kitchen is designed for both everyday living and entertaining, featuring sleek stone countertops, stainless-steel appliances, upgraded lighting, ample cabinetry, and a convenient corner pantry. A cozy breakfast nook, practical mudroom, and two-piece powder room add comfort and functionality to the main level. Photos taken before seller moved out. Upstairs, the spacious primary suite offers a peaceful retreat with vaulted ceilings, a generous walk-in closet, and a well-appointed five-piece ensuite. Two additional generously sized bedrooms provide excellent flexibility for family, guests, or a home office, while the conveniently located upper-floor laundry makes everyday living effortless. The basement, which is undeveloped, presents an exciting opportunity to personalize your home, with over 437 sq. ft. of potential additional living space. Two large windows and a bathroom rough-in provide an ideal foundation for future development—whether you envision a home theatre, fitness area, recreation room, office, or additional living space. Step outside to a fully fenced and beautifully landscaped backyard, featuring a spacious deck with a convenient gas line—perfect for summer BBQs and outdoor entertaining. A double detached garage provides ample parking and storage, while the desirable end-unit location offers added privacy and enhanced curb appeal. Ideally

situated just minutes from Sage Hill Crossing, Beacon Hill Shopping Centre, and CrossIron Mills, with parks, schools, and everyday amenities nearby, this home offers an exceptional combination of convenience and lifestyle. Whether you're a growing family, first-time buyer, or simply looking for a stylish home with room to grow, this outstanding Sage Hill townhome is ready to impress.