



GRASSROOTS
REALTY GROUP

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119 Sage Hill Green NW
Calgary, Alberta

MLS # A2352040

\$600,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to 119 Sage Hill Green. Located in the community of Sage Hill, this 1,800+ sq. ft. two-storey checks all the boxes. It has a double front-attached garage, a quiet playground park just across the street, and all the amenities you could hope for close by. Everything a growing family needs is right here. The main floor offers an open-concept living space with a living room, a massive, bright kitchen and a breakfast nook. A half bath and a mudroom off the garage complete this level. Upstairs, you're greeted by an inviting bonus room and three bedrooms. The primary has an ensuite and a walk-in closet, and a full bath serves the two secondary bedrooms. Downstairs is an open canvas ready to be developed and offering room for a household to grow into. With extensive exterior work already completed, this home is ready for its next owner to enjoy. Don't delay, book your showing today.