168 Sage Hill Grove NW
Calgary, Alberta

MLS # A2220113

$499,900

Division:	Sage Hill
Type:	Residential/Other
Style:	4 Level Split

Size:	1,426 sq.ft.	**Age:**	2018 (7 yrs old)
Beds:	3	**Baths:**	3 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.03 Acre
Lot Feat:	Interior Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 274
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island		

Inclusions:	none

Don’t miss this stunning Trico-built 2-bedroom, 3.5-bath + den Townhouse at Verona in Sage Hill! This well-kept home is nicely situated in the community, backing onto a walking path w/views of a beautiful pond & green spaces. The living room boasts a soaring 12’ ceiling height w/big bright & sunny east-facing windows 2 pc bath & Balcony. The open concept kitchen area is ideal for entertaining and comes equipped with laminated flooring, granite countertops, a stainless-steel appliance package, plenty of cabinetry, tile backsplash, a corner pantry & big center island w/breakfast bar. Also generous dining space w/access to the balcony that provides gas line for your BBQ. Stacked full-size laundry is situated upstairs. Upper level is a double master layout. The spacious primary room has large windows, ample closet space & a beautiful 4 pce ensuite w/floating vanity granite counters double sink & stand up shower. 2nd bedroom has nice views of the pond and green areas spaces, walk-in closet & 3 pc ensuite w/tub & shower. Basement is finished with den/flex room with closet and another 3pce ensuite w/tub & shower & walk-out patio access with concrete pad and grass, ready to install an outdoor air conditioning. A big Storage down below the stairs & main access. Single attached garage & drive pad for additional parking. Located close to all amenities, including walking pads, parks, schools, family clinics, shopping malls, fire station, major traffic arteries & more.