

229 Sage Hill Grove NW
Calgary, Alberta

MLS # A2225008



\$489,900

Division:	Sage Hill		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,281 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Get ready to fall in love with this rare gem in Sage Hill! This beautifully designed 3-bedroom, 3.5-bathroom townhome spans nearly 1700 sq ft of developed space and offers one of the complex's most desirable layouts. It's truly perfect for anyone seeking modern comfort and convenience. Every bedroom has its own private ensuite bathroom! The primary ensuite is a true escape, complete with a luxurious double vanity & granite countertops. The main floor is bright, open, and absolutely stunning, featuring a chef's kitchen with granite countertops, sleek cabinetry, and stainless steel appliances. You'll love the practicality of upstairs laundry and the peace of mind with a single-car garage plus extra driveway parking. Step out back to find a walking and bike path directly behind your unit, offering endless outdoor enjoyment. Your private patio is ideal for unwinding after a long day. Living in Sage Hill means you're just moments from everything: shopping, delicious restaurants, beautiful parks, and top-rated schools, all with incredibly easy access to major roadways. This is a must-see, contact your Realtor to schedule a tour, and if you're not working with one let me know and I'll be happy to show you the property.