

## 1005 SAGE HILL Grove, Calgary T3R 0Z8

A2186143 Sage Hill Listing 01/10/25 List Price: **\$599,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Row/Townhouse City/Town: Calgary

Finished Floor Area 2023 Year Built: Abv Saft: 1,528 Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 1,528 DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

4 (3 1 )

4.5 (4 1)

3 Storey

2 1

22

Access:

Lot Feat: Back Lane, Backs on to Park/Green Space

Park Feat: Covered, Driveway, Front Drive, Single Garage Attached

**Utilities and Features** 

Roof: **Asphalt Shingle** Construction:

**Forced Air** Vinyl Siding, Wood Frame Heating:

Sewer: Flooring:

Ext Feat: **Balcony** Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat: Built-in Features, French Door, High Ceilings, Kitchen Island, No Smoking Home, Primary Downstairs, Quartz Counters, Suspended Ceiling

**Utilities:** 

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	15`0" x 3`2"	Hall	Main	8`10" x 6`9"
Walk-In Closet	Main	5`2" x 3`10"	Bedroom	Main	13`1" x 8`4"
3pc Ensuite bath	Main	9`0" x 5`2"	Living Room	Second	13`11" x 12`6"
Kitchen	Second	17`3" x 10`6"	Dining Room	Second	8`11" x 8`7"
Bedroom - Primary	Third	11`10" x 11`5"	Bedroom	Third	11`8" x 10`5"
Walk-In Closet	Third	10`0" x 4`2"	Walk-In Closet	Third	5`9" x 3`5"
Hall	Third	6`10" x 3`3"	Hall	Third	7`4" x 6`8"
3pc Ensuite bath	Third	8`3" x 6`11"	3pc Bathroom	Third	6`11" x 6`10"
Hall	Basement	7`1" x 4`5"	3pc Bathroom	Basement	8`5" x 5`1"
Bedroom	Basement	13`2" x 8`6"	Walk-In Closet	Basement	5`1" x 3`9"

Zepc Bathroom
Second
Second
Legal/Tax/Financial

Condo Fee:
Title:
Fee Simple
Fee Freq:
Monthly

Legal Desc:
1710143

Remarks

Pub Rmks: This stunning 4-bedroom, 4.5-bathroom end-ui

This stunning 4-bedroom, 4.5-bathroom end-unit townhome in Sage Hill, NW Calgary AB offers the perfect blend of luxury, privacy, and convenience. Spanning over 1,500 sqft above grade with an ADDITIONAL 270 SQFT of finished basement space, this home is thoughtfully designed to meet the needs of a large family, with every bedroom featuring its own ensuite bathroom—a rare find in Calgary. Located within walking distance of parks and essential amenities like Sobeys, clinics, and restaurants, it's also just 2-3 minutes from Walmart, T&T Supermarket, and banks, and 5-7 minutes from Costco, Shoppers Drug Mart, and major retail stores. The low condo fees ensure stress-free living with garbage collection, snow removal, and community upkeep included. The private balcony offers unobstructed ravine views, adding to the charm and tranquility of this home. With open-concept living spaces, a modern kitchen, and a finished basement, this home provides everything a family could need. The home can be a great opportunity for a first-time home buyer or a move-up buyer from a condo. The home comes with tons of upgrades like, Built in Over, Gas Range, Railing: A rare find in Townhomes. This listing is a dream for someone desires to live in prestigious & well laid out part of NW, Calgary Don't miss your chance to own this dream home—contact us today to book your private tour!

Inclusions: Non

Property Listed By: Century 21 Bravo Realty

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



























