



# 1120 Sage Hill Grove Calgary Alberta

\$509,900

BRAND NEW | END-UNIT TOWNHOUSE | 3 BEDS | 3.5 BATHS | EACH BEDROOM WITH ENSUITE | ATTACHED SINGLE CAR GARAGE WITH DRIVEWAY | UPGRADED KITCHEN & BATHROOMS | LOW MONTHLY MAINTENANCE FEES. If you have been looking for a place to call home, then come check this townhouse in Verona West that offers a SOLID COMBINATION OF CONVENIENT LOCATION, UPGRADED PROPERTY & COMPETITIVE MARKET PRICE. 5 minutes' drive to Walmart Supercentre, T&T Supermarket & major banks, a 10 minutes' drive to Costco Wholesale Plaza, and with easy access to Stoney, Shaganappi & Sarcee Trails this LOCATION OFFERS YOU AN UNBEATABLE CONVENIENCE OF CONNECTIVITY. Property itself is tastefully built keeping in mind the practical layout & upgrades that your family will ever need. This END UNIT "CYPRESS MODEL, 1503 SQ. FT. (as per builder plan)" offers 3 levels of finished space. Park your car in an attached single garage or your own PRIVATE DRIVEWAY and access the main floor. Starting from the main level you get a full bedroom with its own attached full bathroom, featuring an UPGRADED STANDING SHOWER, a perfect place to be used as a guest bedroom or your own office. This room offers private access to a deck. The upper floor offers a separate living, dining & kitchen area while maintaining an open concept living. Come check this kitchen that FEATURES BUILT-IN UPGRADED APPLIANCES, INCLUDING THE GAS COOKTOP & CHIMNEY HOOD FAN, LOTS OF CABINETRY SPACE AND NOT TO MISS AN OVERSIZED KITCHEN ISLAND. BEING AN END UNIT, YOU GET AN EXTRA WINDOW IN YOUR LIVING ROOM MAKING IT BRIGHTER THAN MIDDLE UNITS. With its own private balcony, this level covers your daily living. The top floor features 2 bedrooms, both with attached bathrooms (one of them upgraded with standing shower), their own walk-in-closets and offers you a CONVENIENCE OF UPSTAIRS LAUNDRY THAT COMES EQUIPPED WITH INSTALLED WASHER & DRYER. The property offers ...

3pc Bathroom 7.17 Ft x 8.50 Ft

4pc Bathroom 7.17 Ft x 7.08 Ft

Bedroom 10.67 Ft x 11.58 Ft

Primary Bedroom 11.50 Ft x 12.17 Ft

Bedroom 8.58 Ft x 12.75 Ft

Foyer 9.17 Ft x 22.08 Ft

2pc Bathroom 5.17 Ft x 5.00 Ft

Dining room 10.00 Ft x 9.42 Ft

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See

Mirror

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Other 4.42 Ft x 10.08 Ft

Furnace 13.83 Ft x 34.17 Ft

3pc Bathroom 5.33 Ft x 8.50 Ft

Kitchen 10.67 Ft x 17.00 Ft

Living room 14.33 Ft x 12.83 Ft