



## 133 Sage Hill Grove Calgary Alberta

\$495,000

Beautiful CORNER Townhome with 2 bedrooms + flex & 2.5 baths, boasting a spacious living room with over 12-foot ceilings and access to a private deck, creating an open and airy atmosphere. The kitchen is equipped with granite countertops, a full stainless steel appliance package, a corner pantry, and a contemporary subway tile backsplash and full height cabinetry. The design seamlessly flows into the dining area, which features access to a second balcony, enhancing the open concept feel. The large master bedroom includes a 4-piece ensuite with double sinks and granite countertops, providing a luxurious private retreat. Additionally, there is a second bedroom complete with a walk-in closet and its own 4-piece ensuite. The finished basement offers a flexible room that can serve as a third bedroom or family room, adding to the versatility of the space. Other highlights include a single attached garage, a convenient 2-piece powder room on the main level, and modern lighting fixtures. The home is finished with a combination of laminate, tile, and carpet flooring, and includes decora switches throughout, all contributing to its contemporary appeal. (id:6769)

Bedroom 14.25 Ft x 11.08 Ft

Living room 12.83 Ft x 15.25 Ft

2pc Bathroom 6.75 Ft x 3.00 Ft

Kitchen 10.00 Ft x 11.33 Ft

Dining room 8.50 Ft x 15.17 Ft

Foyer 4.42 Ft x 14.25 Ft

Other 44.75 Ft x 10.42 Ft

Laundry room 3.00 Ft x 6.42 Ft

Primary Bedroom 10.50 Ft x 15.17 Ft

Bedroom 11.83 Ft x 9.92 Ft

Other 4.92 Ft x 4.00 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

5pc Bathroom 11.33 Ft x 5.42 Ft

Listing Presented By:



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