



# 1136 Sage Hill Grove Calgary Alberta

\$489,900

**\*\*END UNIT TOWNHOME \*\*Single Front Car Garage \*\*Low Condo fees \*\*3 Bed 3.5Bath !!!** Welcome to Verona West, Immerse yourself in the lifestyle, where comfort, style, and convenience come together seamlessly. This stunning end-unit townhome with **FRONT CAR GARAGE** and **LOW CONDO FEES** covering insurance, snow removal, and common area upkeep !!! Whether for personal residence or investment, this property offers the potential for both. This gorgeous residence is nestled near parks, green spaces, shops, restaurants, and pubs, offering a vibrant and accessible community. Upon entering, you are welcomed by a spacious mudroom providing access to the attached garage, main level bedroom and Full washroom. Head up to the second level to discover a spacious kitchen with a large centre island, quartz countertops, and stainless steel appliances. This level also features spacious family room with windows/doors, offering an abundance of natural light. Access to a private west-facing back patio for outdoor enjoyment. A grand dining area adds elegance to the space. Convenient 2-piece bathroom on the main level completes this floor. On the upper floor, you'll find two fantastic primary bedrooms, each complete with their own ensuite. Expansive closet space ensures ample storage in both the bedrooms. Upper level laundry with installed washer and dryer for added convenience. Ready for immediate occupancy with high-quality window coverings (blinds) included. Essential amenities such as a high-efficiency furnace, HRV system, and a **TANKLESS WATER HEATER**. Alberta New Home Warranty included for your peace of mind. Strategically located near upcoming commercial developments, providing easy access to retail amenities. Explore the 3D Virtual Tour and secure your showing today! Don't miss the opportunity to make this townhouse your new home or investment. (id:6769)

Living room 14.33 Ft x 13.33 Ft  
 Kitchen 10.50 Ft x 16.83 Ft  
 Dining room 8.83 Ft x 9.92 Ft  
 2pc Bathroom 5.17 Ft x 5.25 Ft  
 Bedroom 10.50 Ft x 11.25 Ft  
 Other 5.83 Ft x 3.75 Ft

Other 9.75 Ft x 3.75 Ft  
 3pc Bathroom 7.08 Ft x 8.58 Ft  
 Foyer 3.50 Ft x 14.58 Ft  
 Hall 7.92 Ft x 8.75 Ft  
 Other 5.33 Ft x 5.17 Ft  
 Bedroom 8.33 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

<http://jaichaudhary.ca/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

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4pc Bathroom 7.08 Ft x 7.17 Ft

Other 5.25 Ft x 2.42 Ft

Hall 6.58 Ft x 8.00 Ft

4pc Bathroom 5.25 Ft x 7.58 Ft

Primary Bedroom 10.08 Ft x 18.83 Ft