



## 1150 Sage Hill Grove Calgary Alberta

\$480,000

Brand new and beautifully designed, this three-storey townhome in Sage Hill's Verona West complex is dreamy. An attached front drive garage is a coveted feature, as is this end-unit location. Inside, the main level centres around a sleek and elegant kitchen, where an eat-up island invites gathering and high-end finishes include quartz counters, subway tile backsplashes, and quality stainless appliances. You'll find the dining area to one side and the living room to the other. Both spaces have balconies so that you can enjoy the stunning Calgary skies at any time of day. A powder room on this level is a coveted feature. Upstairs, dual primary suites offer a vast walk-in closet and a stunning ensuite - one with a glassed-in shower and a bench and the other with a tub and shower. Upper-storey laundry is a convenient element. The lower level includes a big, bright bedroom with an ensuite, an ideal layout for older kids, in-laws, guests, or a private office or gym. Set in the heart of this fast-growing community, this home is just steps to the pathways that wind along the ravine and throughout the area. Just down the street, Sage Hill Crossing and the Creekside Shopping Centre have an incredible array of shops, services, and restaurants for you to choose from. Proximity to significant routes like Stoney Trail means you can access any city area in just a short drive. At the same time, the location on the edge of Calgary allows you to skip traffic entirely and sneak away to the mountains along the back roads. See this one today! (id:6769)

Other 18.08 Ft x 3.00 Ft  
 Primary Bedroom 10.33 Ft x 7.92 Ft  
 4pc Bathroom 7.50 Ft x 4.83 Ft  
 Furnace 7.75 Ft x 5.42 Ft  
 Kitchen 17.00 Ft x 10.42 Ft  
 Living room 14.00 Ft x 13.33 Ft  
 Dining room 9.17 Ft x 8.33 Ft  
 2pc Bathroom 5.00 Ft x 4.92 Ft

Primary Bedroom 18.75 Ft x 11.33 Ft  
 3pc Bathroom 7.00 Ft x 8.50 Ft  
 Other 9.92 Ft x 4.25 Ft  
 Primary Bedroom 11.42 Ft x 9.92 Ft  
 4pc Bathroom 7.00 Ft x 6.92 Ft  
 Other 5.92 Ft x 3.67 Ft  
 Laundry room 3.17 Ft x 3.08 Ft

Listing Presented By:



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