



## 133 Sage Hill Grove Calgary Alberta

\$460,000

Desirable CORNER Townhome with 2 bedrooms + flex & 2.5 baths, boasting a spacious living room with over 12-foot vaulted ceilings and access to a private deck, creating an open and airy atmosphere. The kitchen has granite countertops, a full stainless steel appliance package, a corner pantry, a subway tile backsplash, and full-height cabinetry. The dining area features access to a second balcony, adding the open concept feel. The large master bedroom includes a 4-piece ensuite with double sinks and granite countertops. 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 home office or family room, adding to the versatility of the space. Other highlights include a single attached garage, and a convenient 2-piece powder room on the main level. Clean, immaculate and ready to move in! (id:6769)

Dining room 8.50 Ft x 15.17 Ft

Kitchen 10.33 Ft x 11.50 Ft

Other 4.75 Ft x 10.17 Ft

Bedroom 9.92 Ft x 11.92 Ft

Other 4.92 Ft x 4.00 Ft

4pc Bathroom 8.25 Ft x 4.75 Ft

Primary Bedroom 15.25 Ft x 10.42 Ft

4pc Bathroom 5.42 Ft x 11.42 Ft

2pc Bathroom 3.33 Ft x 6.75 Ft

Living room 12.75 Ft x 15.25 Ft

Office 14.25 Ft x 9.50 Ft

Storage 4.83 Ft x 4.42 Ft

Furnace 8.25 Ft x 3.08 Ft

Other 4.42 Ft x 14.42 Ft

Laundry room 3.00 Ft x 6.50 Ft

Listing Presented By:



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