



## 1114 Sage Hill Grove Calgary Alberta

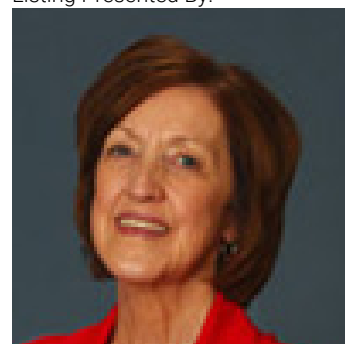
\$509,900

Welcome home to your BRAND NEW 4 Bedroom 4.5 Bathroom townhome with FINISHED BASEMENT. The CYPRESS MODEL Trico homes-built townhome (1503 SQ Ft) as per builder plan is the perfect place to call home. Enter the home and be greeted with vinyl plank flooring that leads you into the first bedroom with walk in closet, access to a private deck and a 4 Pce ENSUITE BATHROOM. Head up to the next level where you will find an open concept space that includes your living room, dining area with access to your own Private deck overlooking the complex and your kitchen with centre island, lots of storage and counter space and brand new, black and stainless-steel appliances. A conveniently located 2 pce bathroom completes this level. Upstairs there is 2 good sized bedrooms with walk-in closets, their own 4 pce ENSUITE BATHROOMS and UPSTAIRS LAUNDRY SPACE. What truly sets this unit apart is the FINISHED BASEMENT with an additional bedroom plus another 4 PCE Bathroom. All this plus a single car detached garage for parking, LOW CONDO FEES and it also comes with ALBERTA NEW HOME WARRANTY. This location is also incredible allowing easy access to shopping, walking paths, playgrounds plus an easy commute to Stoney trail, Shaganappi and Sarcee Trail. Don't miss your chance to see this one today. You won't be disappointed. (id:6769)

2pc Bathroom 5.00 Ft x 5.25 Ft  
Dining room 14.25 Ft x 20.33 Ft  
Kitchen 10.58 Ft x 16.58 Ft  
Living room 14.25 Ft x 13.83 Ft  
Laundry room 3.25 Ft x 3.25 Ft  
Bedroom 10.67 Ft x 11.67 Ft  
4pc Bathroom 7.25 Ft x 6.83 Ft  
Other 3.67 Ft x 6.00 Ft  
Primary Bedroom 10.42 Ft x 19.58 Ft

Other 3.50 Ft x 10.25 Ft  
3pc Bathroom 7.25 Ft x 8.33 Ft  
Bedroom 9.83 Ft x 12.17 Ft  
4pc Bathroom 5.25 Ft x 8.00 Ft  
Furnace 4.08 Ft x 26.00 Ft  
4pc Bathroom 5.50 Ft x 7.67 Ft  
Bedroom 8.50 Ft x 12.17 Ft  
Other 5.50 Ft x 4.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX LANDAN REAL ESTATE

<http://www.lawrencebarnett.com/>



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