



## 528 Sage Hill Grove Calgary Alberta

\$499,900

Welcome to your dream townhouse in the vibrant community of Sage Hill! This stunning residence, boasting over 1,700 sqft is the perfect blend of modern living and convenience, featuring 3 spacious bedrooms and 2.5 well-appointed bathrooms. With low condo fees, this home is an excellent choice for first-time buyers and investors alike. Main level offers single attached garage and A versatile bedroom can easily serve as an office, and with a rough-in ready for an additional bathroom, the potential is endless. The Second level welcomes you with an open-concept design that includes a contemporary kitchen with elegant granite countertops, stainless steel appliances, and upgraded full-height cabinets, making it an ideal space for both cooking and entertaining. Ascend to the top floor, where you'll find two more generously sized bedrooms, each with its own luxurious 4-piece en-suite bathroom--perfect for family or guests. The thoughtful design features throughout the home, including stylish feature walls and dual sink vanities, Closet organizer create a warm and inviting atmosphere. Step outside to your back deck, a serene spot to enjoy your morning coffee or host summer barbecues with friends. Nestled in Sage Hill, you'll have quick access to numerous schools, shops, and services, including grocery stores, restaurants, and fitness centers, all just a stone's throw away. A mere 10-minute walk leads you to Sage Hill Crossing, home to Walmart, T&T Supermarket, Tim Hortons, Dollarama, and more. With easy access to Stoney Trail, commuting around the city is a breeze. This meticulously maintained townhouse is a rare find, and opportunities like this don't last long--act quickly to make it your new home! (id:6769)

Primary Bedroom 15.17 Ft x 10.08 Ft

4pc Bathroom 11.33 Ft x 5.58 Ft

4pc Bathroom 12.75 Ft x 9.83 Ft

Other 7.08 Ft x 4.83 Ft

Bedroom 12.92 Ft x 9.75 Ft

Dining room 15.17 Ft x 8.50 Ft

Kitchen 15.17 Ft x 9.92 Ft

2pc Bathroom 6.50 Ft x 2.75 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

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