



## 229 Sage Hill Grove Calgary Alberta

\$479,900

Get ready to fall in love with this rare gem in Sage Hill! This beautifully designed 3-bedroom, 3.5-bathroom townhome spans nearly 1700 sq ft of developed space and offers one of the complex's most desirable layouts. It's truly perfect for anyone seeking modern comfort and convenience. Every bedroom has its own private ensuite bathroom! The primary ensuite is a true escape, complete with a luxurious double vanity & granite countertops. The main floor is bright, open, and absolutely stunning, featuring a chef's kitchen with granite countertops, sleek cabinetry, and stainless steel appliances. You'll love the practicality of upstairs laundry and the peace of mind with a single-car garage plus extra driveway parking. Step out back to find a walking and bike path directly behind your unit, offering endless outdoor enjoyment. Your private patio is ideal for unwinding after a long day. Living in Sage Hill means you're just moments from everything: shopping, delicious restaurants, beautiful parks, and top-rated schools, all with incredibly easy access to major roadways. This is a must-see, contact your Realtor to schedule a tour, and if you're not working with one let me know and I'll be happy to show you the property. (id:6769)

Living room 15.08 Ft x 13.08 Ft

Kitchen 15.08 Ft x 10.17 Ft

Pantry 4.17 Ft x 4.25 Ft

Dining room 15.08 Ft x 8.42 Ft

2pc Bathroom 2.75 Ft x 7.08 Ft

Hall 3.42 Ft x 7.42 Ft

Primary Bedroom 15.08 Ft x 10.00 Ft

4pc Bathroom 11.33 Ft x 5.75 Ft

Hall 3.42 Ft x 8.58 Ft

Laundry room 2.75 Ft x 7.08 Ft

Bedroom 10.00 Ft x 12.75 Ft

4pc Bathroom 4.75 Ft x 8.58 Ft

Hall 3.50 Ft x 7.08 Ft

Other 4.33 Ft x 13.92 Ft

Bedroom 9.25 Ft x 12.75 Ft

Hall 5.17 Ft x 10.67 Ft

4pc Bathroom 5.50 Ft x 7.08 Ft

Listing Presented By:



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