

## 1312 Sage Hill Grove Calgary Alberta

\$497,900

Almost brand new - less than 1 yr old corner unit townhouse in vibrant NW Sage Hill! This lovely home features 3 spacious bedrooms with a sleek and modern design. Open concept kitchen with a long quartz island, separate dining area and living room. Upstairs laundry that offers full sized appliances stacked for convenience and efficiency! Stainless steel appliance package, ceramic kitchen backsplash, LVP flooring on 1st & 2nd floors (carpet in bedrooms), single attached garage with private driveway for total of 2 car parking. Walking distance to Wal Mart, T & T Grocery, Dollarama, Pho, Chinese BBQ, Planet Fitness, banks, Timmies, Mcdonalds, and so much more! Short drive to the 201 and steps away from the bus stop. Do not miss out on this fabulous home - grab this now before the crazy spring market hits next year! An opportune time to get an excellent home with lowered mortgage rates before prices start rising again! Book your showing today! (id:6769)

2pc Bathroom Measurements not available

Dining room 10.08 Ft x 9.42 Ft

Kitchen 10.67 Ft x 16.17 Ft

Living room 14.17 Ft x 13.67 Ft

Bedroom 10.58 Ft x 11.50 Ft

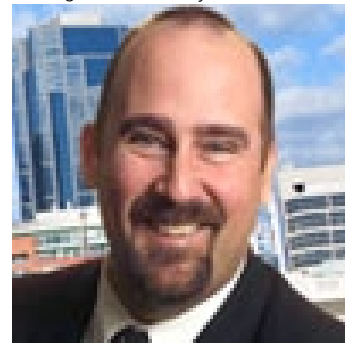
Primary Bedroom 10.50 Ft x 18.92 Ft

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 14.17 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca