



# 140 Sage Hill Grove Calgary Alberta

\$509,900

Townhouse with a walkout basement in Sage Hill! This property boasts one of the best locations in the area, corner lot, AIR CONDITIONING, and an attached garage. This 1420 square foot home offers exceptional value with 3 bedrooms and 2.5 baths--an ideal entry point into the growing Calgary home market. Built in 2018, the home includes modern finishes, ample space, and an attached single garage with a full driveway, plus nearby visitor parking. The double primary bedroom design features two spacious bedrooms on the top floor, each with its own private bathroom. The main primary bedroom accommodates a king-sized bed, offers generous closet space, and includes an ensuite with double vanity. The second bedroom is bright and spacious. The nearby laundry area is easily convenient for all your laundry needs. The large kitchen and dining area feature granite countertops, modern cabinets, and stainless steel appliances, with access to a balcony via glass sliding doors. The living room boasts high ceilings and another sliding door to a second balcony, providing beautiful sunshine and fresh air throughout the day. A conveniently 2 piece washroom right beside. Downstairs, a fully finished bedroom can also serve as an office or rec room, with access to a private patio for warm summer nights. Sage Hill offers a prime location with all necessary amenities within the community, including shopping, schools, and parks. Positioned on Calgary's ring road, Sage Hill provides great access to all parts of the city within a 30-minute drive. With Calgary's rising popularity, now is the time to buy while it's still affordable! Call for a private (id:6769)

Bedroom 10.17 Ft x 14.25 Ft  
 2pc Bathroom 6.83 Ft x 3.00 Ft  
 Living room 12.67 Ft x 15.25 Ft  
 Other 7.75 Ft x 9.50 Ft  
 Other 14.42 Ft x 4.42 Ft  
 Kitchen 11.83 Ft x 9.92 Ft  
 Dining room 10.25 Ft x 10.25 Ft

Other 4.67 Ft x 10.50 Ft  
 Bedroom 11.83 Ft x 9.92 Ft  
 Other 4.92 Ft x 4.00 Ft  
 4pc Bathroom 8.42 Ft x 4.92 Ft  
 Primary Bedroom 15.17 Ft x 10.42 Ft  
 4pc Bathroom 11.33 Ft x 5.42 Ft  
 Laundry room 6.50 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://aucticinvestgroup.com/>

**RE/MAX Realty Professionals**

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

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