



1409 Sage Hill Grove Calgary Alberta

\$498,000

Welcome to this Verona West townhome by Trico Homes known for their built quality. This is the largest size model backing into the ravine, and not directly facing any unit with its lovely balcony in the front. This home has been very well cared for by their owners since day 1. Recreation / family room right on the entry (main) level, with balcony / deck that takes you directly to the breathtaking ravine right behind. This versatile space with a walk-in closet can be easily turned into your 3rd bedroom as well. One level up, you'll find the inviting floor plan with nine foot ceiling. You won't miss the upscale kitchen loaded with stainless steel appliances, elegantly finished cabinets flushed to the top, upgraded range hood and kitchen sink, built in microwave, and a massive ten foot central island - literally the centre piece of this home. Separate dining and living room with their own windows / balcony complete this very functional level, along with a half bath. Elegance continues with upgraded wood railing and metal spindles lining the stairs leading up to your private top floor with laundry, and TWO ENSUITES!!, each with its own full bath with vanity upgraded to comfort height, and walk-in closet. Don't forget, you also have the basement as your additional storage. It is not short of natural sunlight with two big windows. The attached single garage with a full driveway ensures you have space for your parking needs. Landscaping and snow removal are taken care of in this complex, allowing you to spend more time enjoying the convenience and nature around you. Quick access to roadways such as Stoney Trail, Shaganappi Trail, Beddington Trail take you to many parts of Calgary easily. If you prefer commuting on public transport, bus station is a short 7 minutes walk and the bus takes you to Brentwood c-train station in less than 30 minutes. Enjoy walking...

Dining room 8.50 Ft x 9.58 Ft
 Kitchen 7.50 Ft x 14.75 Ft
 Living room 14.17 Ft x 13.33 Ft
 2pc Bathroom 5.00 Ft x 4.92 Ft
 Other 11.00 Ft x 4.58 Ft
 Primary Bedroom 10.42 Ft x 12.00 Ft

Other 3.75 Ft x 5.75 Ft
 4pc Bathroom 7.08 Ft x 7.00 Ft
 Laundry room 3.17 Ft x 3.17 Ft
 Storage 13.58 Ft x 19.00 Ft
 Bedroom 14.17 Ft x 10.67 Ft
 Other 3.17 Ft x 17.92 Ft

Listing Presented By:



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 Grand Realty

RE/MAX Realty Professionals

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Other	3.42 Ft x 10.00 Ft	Other	5.25 Ft x 3.67 Ft
3pc Bathroom	7.08 Ft x 8.50 Ft	Other	8.58 Ft x 7.58 Ft
Bedroom	10.08 Ft x 10.42 Ft		