



## 415 Sage Hill Grove Calgary Alberta

\$474,888

WELCOME TO VERONA AT SAGE HILLS- HIGHLY SOUGHT AFTER COMMUNITY IN NW- this amazingly designed almost 1,300 SQ FT WITH ATTACHED GARAGE with ADDITIONAL full length driveway town home has plenty of room for the entire family to enjoy. THIS CORNER UNIT BACKING ONTO A RAVINE & WALKWAY, more privacy to enjoy the SPACIOUS BALCONY & BACKYARD. The lower floor has SPACIOUS ENTRY and attached garage including BEDROOM AND EN-SUITE BATH. The main level has high ceilings with open floor plan comes with LAMINATE FLOORING, QUARTZ THROUGHOUT, HUGE KITCHEN ISLAND, STAINLESS STEEL APPLIANCES, SEPARATE DINNING AREA and 2-PC bathroom. EXTRA WINDOWS KEEPS THIS HOUSE SUNNY THROUGHOUT THE DAY. The upper level has spacious DUAL masters. Both comes with EN-SUITE Bath and WALK IN CLOSETS. This floor also includes laundry room. Complex is well maintained with low condo fees and plenty of visitor parking. Walking distance to grocery shopping, restaurants and other great shopping stores. Easy access to Stoney Trail/Deerfoot, Cross Iron Mills, playgrounds, parks and Transit friendly. Call your favorite realtor to book a showing. (id:6769)

Bedroom 12.83 Ft x 8.92 Ft  
4pc Bathroom 4.92 Ft x 7.42 Ft  
Kitchen 15.17 Ft x 9.83 Ft  
Dining room 8.17 Ft x 15.17 Ft  
Living room 15.25 Ft x 13.50 Ft

2pc Bathroom 3.00 Ft x 6.50 Ft  
Bedroom 12.67 Ft x 9.92 Ft  
4pc Bathroom 8.58 Ft x 4.92 Ft  
Primary Bedroom 15.25 Ft x 12.58 Ft  
4pc Bathroom 11.33 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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