

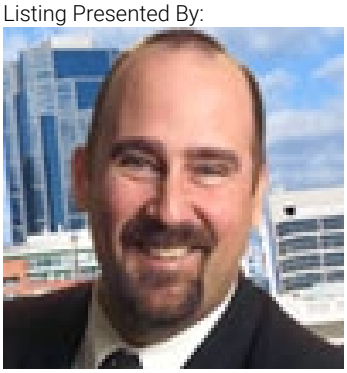
416 Sage Hill Grove Calgary Alberta

$440,000

WELCOME TO 416 SAGE HILL GROVE NW -- A DISTINCTIVE, MULTI-LEVEL HOME THAT OFFERS SPACE, PRIVACY, AND A LAYOUT DESIGNED TO SEPARATE EVERYDAY LIVING FROM THE BEDROOMS! This thoughtfully designed home stands out with its FOUR-LEVEL ABOVE-GRADE LAYOUT, providing a unique sense of space and separation that is ideal for buyers looking for more than the typical townhome floor plan. Step inside to a welcoming foyer with direct access to the ATTACHED GARAGE, offering approximately 203 SQ. FT. OF PARKING SPACE and convenient everyday access. From the entry level, the home opens upward into a bright and functional living area featuring a SPACIOUS LIVING ROOM, approximately 15'3" x 12'8", along with a convenient 2-PIECE BATHROOM. Continue to the next level where the KITCHEN AND DINING AREA create a comfortable space for everyday meals and entertaining. The kitchen measures approximately 15'2" x 9'11" and is complemented by a generous dining area measuring approximately 15'2" x 8'8". A PANTRY provides additional storage, while the BALCONY extends the living space outdoors. The upper level is dedicated to PRIVATE BEDROOM ACCOMMODATION, making the layout especially appealing for households that appreciate separation between entertaining and sleeping areas. The PRIMARY BEDROOM offers approximately 147 sq. ft. of space and is complemented by a WALK-IN CLOSET AND 4-PIECE ENSUITE. A second bedroom and another 4-PIECE ENSUITE provide additional comfort and privacy. The LOWER-LEVEL BEDROOM adds another valuable dimension to the floor plan, with approximately 150 sq. ft. of space, along with a closet, storage and utility areas. This flexible level can provide an excellent option for a TEENAGER, HOME OFFICE, GUEST ROOM, OR PRIVATE PERSONAL SPACE, depending on the buyer's needs. One of the key advantages of this property is its FUNCTIONAL FOUR-LEVEL DESIGN, offering greater separation bet...

2pc Bathroom 6.83 Ft x 3.00 Ft
Living room 15.25 Ft x 12.67 Ft
Dining room 15.17 Ft x 8.67 Ft
Kitchen 15.17 Ft x 9.92 Ft
Pantry 4.08 Ft x 3.67 Ft
Primary Bedroom 15.17 Ft x 10.33 Ft
Other 19.00 Ft x .00 Ft
Laundry room 6.50 Ft x 3.08 Ft
Bedroom 14.42 Ft x 11.75 Ft
Furnace 7.67 Ft x 2.92 Ft

Listing Presented By:



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4pc Bathroom 11.33 Ft x 5.42 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 11.75 Ft x 9.83 Ft

Storage 5.17 Ft x 4.67 Ft

Foyer 14.33 Ft x 4.25 Ft

Hall 6.83 Ft x 3.58 Ft