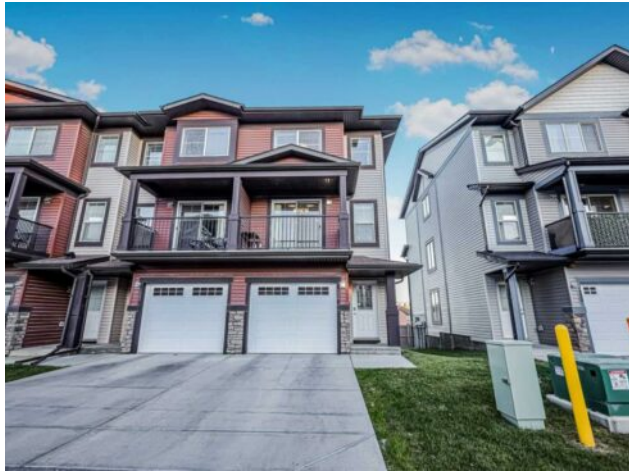


124 Sage Hill Grove NW
Calgary, Alberta

MLS # A2173865



\$489,999

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,407 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Murphy bed in basement and cabinet at entrance

A fully Upgraded, end unit and very clean townhome that has the convenience of an attached garage, a concrete driveway and a walkout basement. The living room features HIGH CEILINGS with HUGE windows for lots of natural sunlight and it leads out to the huge deck. The kitchen has granite countertops, stainless steel appliances, a huge center island, a corner pantry with loads of storage space and a good-sized dining area that also leads out to the balcony (can you believe that? a view from both sides). The balcony has a gas connection for the BBQ machine. Going upstairs there are two master suites, each with its own 4-pcs ensuite bathroom. The laundry room is conveniently located on the upper floor. The third bedroom is on the walkout level and has an attached 3 pcs ensuite and a sliding door that leads out to the concrete patio. This property is located close to schools, bus stops, playground, and very close to the Sage Hill shopping center that houses Walmart, restaurants, Planet Fitness gym, & banks. Not too far is also another shopping center featuring Shoppers Drug Mart, Anytime fitness and other restaurants. Don't miss out on this opportunity to own such an amazing townhome (it won't last long).