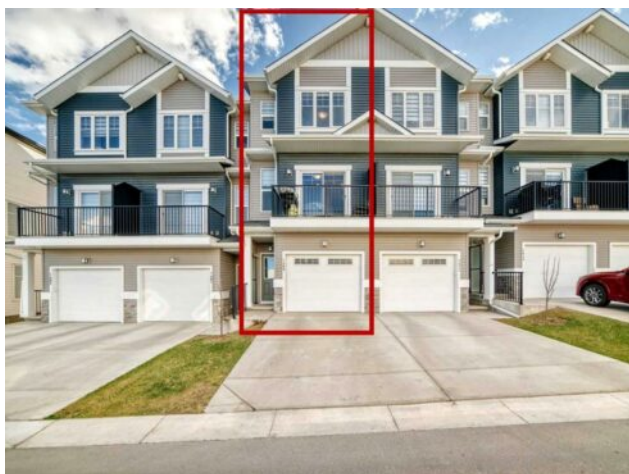


1409 Sage Hill Grove NW  
Calgary, Alberta

MLS # A2269271



# \$498,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,579 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 254
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Tankless Hot Water		

**Inclusions:** None

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 around the community? You have many

reasons to. Besides the ravine that sits right behind your future home, restaurants, bubble tea, and medical clinic etc. are a mere block away. Walmart is just across the street, along with the future Symons valley Centre under development (city library and bus terminal hub). Other upgrades include gas line and air conditioner rough in's, Book an appointment and see this beauty for yourself!