# \$499,900 - 168 Sage Hill Grove Nw, Calgary

MLS® #A2220113

# \$499,900

3 Bedroom, 4.00 Bathroom, 1,426 sqft Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Don't miss this stunning Trico-built 2-bedroom, 3.5-bath + den Townhouse at Verona in Sage Hill! This well-kept home is nicely situated in the community, backing onto a walking path w/views of a beautiful pond & green spaces. The living room boasts a soaring 12' ceiling height w/big bright & sunny east-facing windows 2 pc bath & Balcony. The open concept kitchen area is ideal for entertaining and comes equipped with laminated flooring, granite countertops, a stainless-steel appliance package, plenty of cabinetry, tile backsplash, a corner pantry & big center island w/breakfast bar. Also generous dining space w/access to the balcony that provides gas line for your BBQ. Stacked full-size laundry is situated upstairs. Upper level is a double master layout. The spacious primary room has large windows, ample closet space & a beautiful 4 pce ensuite w/floating vanity granite counters double sink & stand up shower. 2nd bedroom has nice views of the pond and green areas spaces, walk-in closet & 3 pc ensuite w/tub & shower. Basement is finished with den/flex room with closet and another 3pce ensuite w/tub & shower & walk-out patio access with concrete pad and grass, ready to install an outdoor air conditioning. A big Storage down below the stairs & main access. Single attached garage & drive pad for additional parking. Located close to all amenities, including walking pads, parks, schools, family clinics, shopping malls, fire station, major traffic arteries & more.



### **Essential Information**

MLS® # A2220113 Price \$499,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,426 Acres 0.03

Acres 0.03 Year Built 2018

Type Residential

Sub-Type Row/Townhouse

Style 4 Level Split

Status Active



Address 168 Sage Hill Grove Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Z8

Postal Code 13

**Amenities** 

Amenities None

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

Interior

Interior Features Kitchen Island

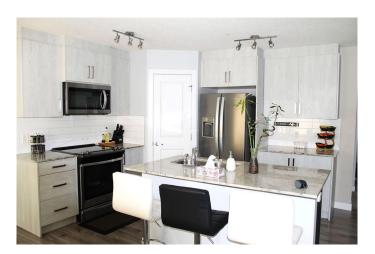
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full





#### **Exterior**

Exterior Features Balcony

Lot Description Interior Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 11th, 2025

Days on Market 4

Zoning R-2M

# **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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