

712 Sage Hill Grove NW
Calgary, Alberta

MLS # A2348754



\$449,900

Division:	Sage Hill		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,590 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Level, Paved, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to 712 Sage Hill Grove NW! This modern 2022-built townhouse offers 1,590.38 sq. ft. of above-grade living space, 4 bedrooms, 4.5 bathrooms, and 3 private ensuites, making it an excellent option for families, professionals, or multi-generational living. The main level features a versatile bedroom/den with its own 4-piece ensuite, along with access to the attached garage. Upstairs, the bright and open living level features a spacious living room, dining area, modern kitchen, 2-piece powder room, and outdoor deck space—perfect for everyday living and entertaining. The third level offers the primary bedroom with private ensuite, an additional bedroom with its own ensuite, and convenient laundry. The partially finished basement adds even more functional space with a recreation room, 4-piece bathroom, and additional storage/undeveloped area. Located in the desirable community of Sage Hill, this home is close to shopping, schools, parks, pathways, transit, and major roadways