

906 Sage Hill Grove NW Calgary, Alberta

MLS # A2202923



\$539,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,403 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.02 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Electric vehicle outlet with Evems

Welcome to 906 Sage Hill Grove NW. This home sweet home is nestled in one of the most coveted family friendly and quiet locations in the Sage Hill community. 1695 sq. ft of developed space, 3 bedrooms, a recreation room, 4.5 baths. Featuring a bedroom with walk in closet & a full 4 pc ensuite on the main floor, perfect for a family with senior parents. An oversized single garage 20 x 10' with a driveway for extra parking area. EV charging for ELECTRIC CAR. Stepping up to the 2nd floor you're greeted by a open floor plan, creating an airy, bright and spacious atmosphere with the 9 feet ceiling. A 2pc bath, a large living room with big windows invites you to unwind and to entertain, low maintenance balcony with railings off the living area with a nice view. An open & UPGRADED KITCHEN features contemporary cabinets, L-shaped corner quartz countertops with UPGRADED APPLIANCES including a gas cooktop, chimney hood fan and water dispenser fridge. Lots of cabinets offering ample counter and storage space. 3rd level, you will find the primary suite with a 3-piece ensuite & two closets. There are one other generous sized bedrooms with walk in closet and a 4 piece ensuite. This level is completed with the laundry area. Basement is DEVELOPED with a 4 piece bath, a recreation room offering endless possibilities for entertainment and relaxation. Sage Hill is a sought after established community, located within a friendly stroll to Kincora Glen Park & Sage Hill Vista Point Park, Walmart Supercentre & T & T Supermarket. it is close to coffee shops, varieties of cuisines, banks, parks, playgrounds and easy access to the public transportation. You'll find this home that's crafted not just with fine details but with the grandeur of space, making every moment at home feel like a breath of fresh air in the heart of Sage Hill.