

**811 Sage Hill Grove NW  
Calgary, Alberta****MLS # A2215199****\$545,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Single Garage		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Greenbelt		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 254
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**LOCATION! LOCATION! LOCATION!** Welcome to 811 Sage Hill Grove NW, Calgary &mdash; a stunning three-storey townhome in the heart of one of North Calgary's most sought-after community of Sage Hill presents a fantastic opportunity to own a contemporary and spacious residence. This beautifully designed MONARCH model by Trico Homes offers 3 bedrooms, 3.5 bathrooms, 9-foot ceilings, 1,589 sq. ft. of living space, and modern living with a focus on both comfort and functionality. Step inside to discover a spacious main floor bedroom with direct access to a balcony that boasts serene, a breathtaking South-Facing GREEN SPACE VIEWS. The second floor showcases an open-concept kitchen featuring sleek stainless steel appliances, a spacious quartz island with ample storage seamlessly flowing into the bright living room &mdash; perfect for entertaining guests or simply enjoying everyday life. From the living area, step out onto another balcony where you can relax and unwind while taking in the peaceful surroundings. Upstairs, you'll find two generously sized luxurious master bedrooms, each complete with a walk-in closet and a private ensuite &mdash; one featuring a 4-piece bath and the other a 3-piece bath. A convenient laundry room is also located on the upper floor for added ease. For year-round comfort, the home comes equipped with an AprilAire thermostat, designed to integrate with whole-home air purifiers, humidifiers, dehumidifiers, and ventilation systems. Plus, with Wi-Fi connectivity, you can control your home climate anytime, anywhere, right from your smartphone! Located just minutes from Stoney Trail and Shaganappi Trail, this home offers unbeatable access to nearby amenities, including T&T Supermarket, Walmart, Beacon Hill Shopping Centre, Costco, Canadian Tire, Grocery Stores, Restaurants, Banks and even more

exciting new developments coming soon. Don't miss out on the chance to make this gorgeous, move-in-ready townhome yours! Schedule your private showing today.