

**403 Sage Hill Grove NW  
Calgary, Alberta**

**MLS # A2281947**



# \$475,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill              |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,300 sq.ft.           | <b>Age:</b>   | 2018 (8 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> | Landscaped             |               |                  |

|                    |                                                                                        |                   |        |
|--------------------|----------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                        | <b>Condo Fee:</b> | \$ 281 |
| <b>Basement:</b>   | Full                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                        | <b>Zoning:</b>    | R-2M   |
| <b>Foundation:</b> | Poured Concrete                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry |                   |        |

**Inclusions:** N/A

\*\*\*PEACEFUL RAVINE VIEWS | RARE OFFERING + BEST LOCATION IN THE COMPLEX + FIRST TIME TO MARKET w/ OVER 1700 SQFT of DEVELOPED LIVING SPACE\*\*\* Enjoy the beautiful Sunrise & Sunsets that Calgary has to offer... This spacious 3-bedroom townhouse is perfectly positioned to capture natural light from every angle. The thoughtfully designed layout includes 3 BED / 2.5 BATH + SINGLE ATTACHED GARAGE + DRIVEWAY + PATIO w/ WEST FACING RAVINE VIEW + UPPER FLOOR DOUBLE MASTER BEDROOM SETUP. (FLOORPLAN IN PICTURES) The location within the complex is extremely elite and easily accessible from the community entry. With an exceptional east & west-facing orientation, sunlight pours through expansive windows throughout the day, creating bright, airy living spaces that feel both warm and welcoming without directly facing or looking into neighboring townhomes. EVERY window has light pouring in which is the most special feature. This unit has been well kept by the original owner & is ready for a new owner. Close to all amenities, shopping, schools, parks & golf + quick access to Stoney Trail, airport and only & 20 minutes to downtown.