

# \$489,900 - 1112 Sage Hill Grove Nw, Calgary

MLS® #A2086051

**\$489,900**

3 Bedroom, 4.00 Bathroom, 1,435 sqft

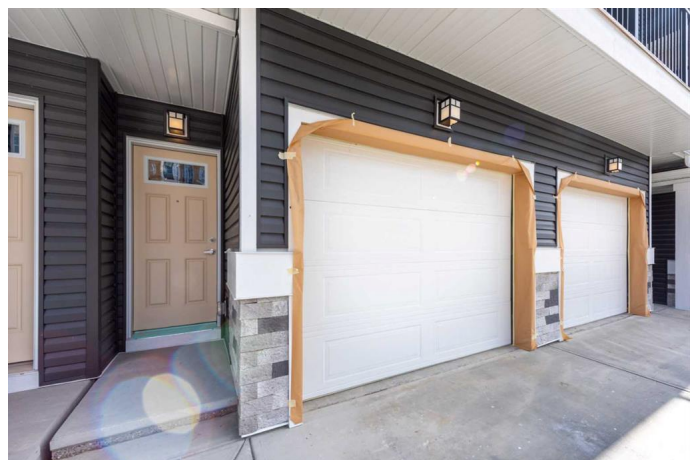
Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

# 3Bed 3.5Bath# Front Car Garage# Low Condo fees# DONT.MISS.OUT!! EVER LACK OF WASHROOMS IN A HOME?! WELL, THIS AMAZING 3 BED AND 3.5 BATH WOULD DEFIANTLY HELP WITH THAT PROBLEM! AS WELL AS Why build?! when you can avoid the guessing games, and instead buy this BRAND NEW AND NEVER OCCUPIED HOME in one of Calgary's most desired North neighborhoods? The "MONARCH" model by Trico Homes comes complete with a main floor Bedroom with full washroom, perfect for studying or working from home with a wide-open kitchen equipped with stainless-steel appliances! Upstairs you will find NOT ONE!!!! BUT TWO MASTER bedrooms boasting TWO walk-in closets to choose from, and your own private 4-piece ensuite and 3-piece ensuite bathrooms each both nicely sized bedrooms and UP STAIRS LAUNDRY (SAVE YOU SO MUCH WALKING) make up your upper floor. The location can't be beat, with easy access to major arteries like Stoney and Shaganappi Trails, tones of nearby amenities with more commercial development soon, and so much grocery stores and big stores just minutes away at T&T Supermarket, Walmart and Costco. Do Not Miss Out! Book your private showing today.

Built in 2023

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2086051      |
| Price          | \$489,900     |
| Sold Price     | \$483,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,435         |
| Acres          | 0.03          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1112 Sage Hill Grove Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 2A2                 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Park, Playground                 |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 6th, 2023  |
| Date Sold      | October 20th, 2023 |
| Days on Market | 14                 |
| Zoning         | M-2 d100           |
| HOA Fees       | 0.00               |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | GREATER CALGARY REAL ESTATE |
|----------------|-----------------------------|

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