

\$520,000 - 706 Sage Hill Grove Nw, Calgary

MLS® #A2122650

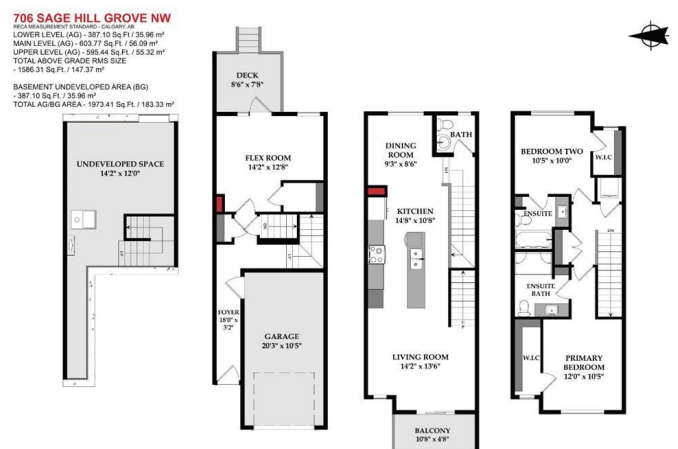
\$520,000

2 Bedroom, 3.00 Bathroom, 1,586 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

MOVE IN NOW and enjoy the summer holidays entertaining in your home or on your beautiful east-facing deck. Welcome to this modern 1586 sq. ft. home located in the established community of Sage Hill. Beautiful, bright & spacious townhome located in the heart of Symons Valley. Nicely located and very close to all amenities: Montessori school, CBE and Catholic schools, Transit, Tim Hortons, Stoney Trail, Shopping, Parks, toboggan hill, daycare, and playgrounds. You will immediately fall in love with the stunning color palette and design choices already completed for you before moving in! This home features 2 Primary bedrooms, each offering a private en suite, a convenient upper-floor closet with a front-load laundry set, and an attached single car garage and private outdoor parking pad. The sizeable kitchen with a beautiful site line showcases designer cabinetry, white quartz countertops, stunning tile backsplash, a spacious extended island for casual dining, and sleek stainless steel appliances, as well as a quaint powder room for guests. Oversized windows allow abundant light to flood the 9ft ceilings spanning the kitchen, dining room, and great room. **BONUS:** Rare Full basement and main floor walk out flex room. Take advantage of the opportunity to make this your home! **END OF JUNE 2024 POSSESSION AVAILABLE!** Please feel free to reach out to your agent for more details. Immaculately maintained with excellent design choices, you will love this home!



Built in 2022

Essential Information

MLS® #	A2122650
Price	\$520,000
Sold Price	\$510,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,586
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	706 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A2

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 8th, 2024
Days on Market	26
Zoning	M-2 d100
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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