$519,900 - 906 Sage Hill Grove Nw, Calgary

MLS® #A2202923

$519,900
3 Bedroom, 5.00 Bathroom, 1,403 sqft
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

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 10â€™ 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. Youâ€™ll find this home thatâ€™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.

Built in 2023

Essential Information

MLS® #	A2202923
Price	$519,900
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,403
Acres	0.02
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	906 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A2

Amenities

Amenities	Park, Trash, Visitor Parking, Playground
Parking Spaces	2

Parking	220 Volt Wiring, Concrete Driveway, Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, No Animal Home
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground
Lot Description	Landscaped, Rectangular Lot, City Lot, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2025
Days on Market	57
Zoning	M-2

Listing Details

Listing Office	Grand Realty