

# \$509,499 - 168 Sage Hill Grove Nw, Calgary

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MLS® #A2195028

**\$509,499**

3 Bedroom, 4.00 Bathroom, 1,426 sqft  
Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Don't miss this stunning Trico-built 2-bedroom, 3.5-bath + den Townhouse at Verona in Sage Hill! This well-kept home is nicely situated in the community, backing onto a walking path w/views of a beautiful pond & green spaces. The living room boasts a soaring 12' ceiling height w/big bright & sunny east-facing windows 2 pce bath & Balcony. The open concept kitchen area is ideal for entertaining and comes equipped with laminated flooring, granite countertops, a stainless-steel appliance package, plenty of cabinetry, tile backsplash, a corner pantry & big center island w/breakfast bar. Also generous dining space w/access to the balcony that provides gas line for your BBQ. Stacked full-size laundry is situated upstairs. Upper level is a double master layout. The spacious primary room has large windows, ample closet space & a beautiful 4 pce ensuite w/floating vanity granite counters double sink & stand up shower. 2nd bedroom has nice views of the pond and green areas spaces, walk-in closet & 3 pce ensuite w/tub & shower. Basement is finished with den/flex room with closet and another 3pce ensuite w/tub & shower & walk-out patio access with concrete pad and grass, ready to install an outdoor air conditioning. A big Storage down below the stairs & main access. Single attached garage & drive pad for additional parking. Located close to all amenities, including walking pads, parks, schools, family clinics, shopping malls, fire station, major



traffic arteries & more.

Built in 2018

### Essential Information

MLS® #	A2195028
Price	\$509,499
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,426
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

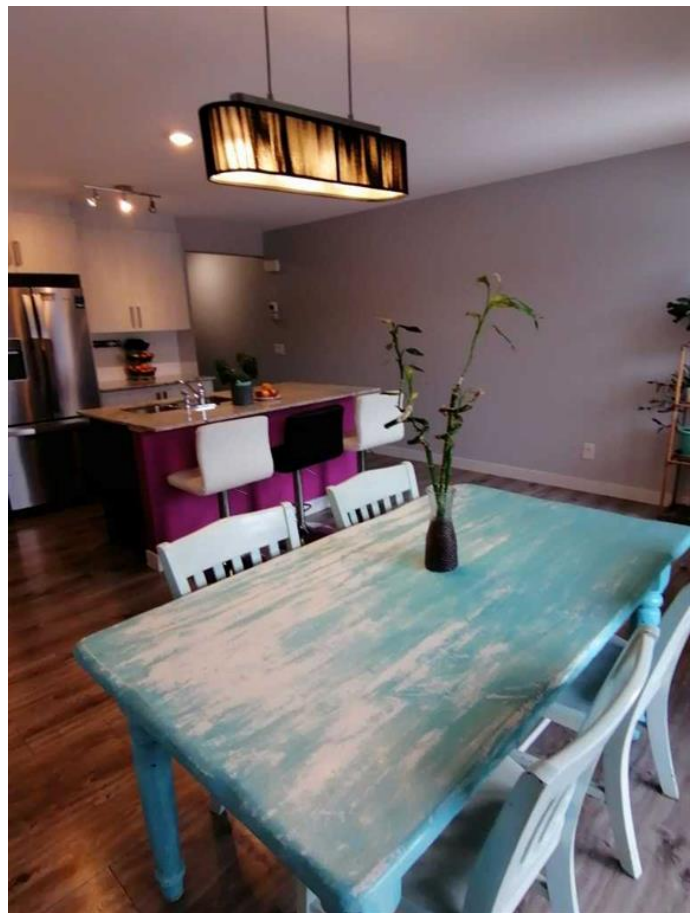
Address	168 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None



Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	March 9th, 2025
Days on Market	55
Zoning	R-2M

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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