

# \$479,800 - 168 Sage Hill Grove Nw, Calgary

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MLS® #A2220113

**\$479,800**

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 pc 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 pc 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® #         | A2220113      |
| Price          | \$479,800     |
| 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    | May 11th, 2025 |
| Days on Market | 54             |
| Zoning         | R-2M           |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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