

\$539,900 - 906 Sage Hill Grove Nw, Calgary

MLS® #A2202923

\$539,900

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 | \$539,900 |
| 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, Playground, Trash, Visitor Parking |
| Parking Spaces | 2 |

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

Interior

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

Exterior

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

Additional Information

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|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 43 |
| Zoning | M-2 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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