

# \$529,900 - 411 Sage Hill Grove Nw, Calgary

MLS® #A2263055

**\$529,900**

3 Bedroom, 1.00 Bathroom, 1,289 sqft

Single Family on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 3.5-bathroom townhome in the Verona Townhomes by Trico Homes, offering 1,637 sq. ft. of developed living space—the perfect blend of comfort, style, and convenience. Flooded with natural light, this home features upgraded laminate flooring, granite countertops, and a sunny backyard deck, all set in a prime location just minutes from Sage Hill Crossing. Enjoy maintenance-free living in this thoughtfully designed townhouse, featuring a bright and open living room with soaring 9-foot ceilings, large windows, and direct access to the deck. The modern kitchen and dining area also boast 9-foot ceilings, granite counters, soft-close cabinetry, a central island, and sleek Whirlpool stainless steel appliances. Upstairs, the bedroom level offers two generously sized bedrooms, each with its own private ensuite. The primary suite includes a wall of closets and a luxurious ensuite with granite-topped dual vanities and a walk-in shower. The second bedroom has a walk-in closet, full ensuite with a shower/tub combo, and serene views of the ravine. A convenient laundry closet with a stacked Whirlpool washer/dryer is located on the upper landing. The third bedroom is located on the ground level—the perfect as a guest room, home office, or flex space. Additional highlights of this fantastic property include an oversized, drywalled single attached garage with driveway parking, custom window blinds, a



natural gas line for your BBQ on the deck, and an underground sprinkler system. The home also features stylish Decora light switches and is located in a pet-friendly complex that offers ample visitor parking and an on-site playground. Monthly condo fees conveniently cover landscaping and snow removal, allowing for truly maintenance-free living. Ideally located in the sought-after Symons Valley community, youâ€™ll have quick access to major roadways like Stoney Trail, Deerfoot Trail, and Beddington Trailâ€”making for an easy commute to downtown, the airport, CrossIron Mills, and all nearby amenities. Families will appreciate nearby schools and walking paths, while commuters benefit from quick connections to Stoney Trail and public transit routes (id:6289)

Built in 2018

**Essential Information**

Listing #	A2263055
Price	\$529,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,289
Acres	0.03
Year Built	2018
Type	Single Family
Sub-Type	Bare Land Condo

**Community Information**

Address	411 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0Z8

**Amenities**

Features	Parking
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Parking Spaces 2  
Parking Attached Garage, Parking Pa  
# of Garages 1

**Interior**

Appliances Refrigerator, Range - Ele  
Coverings, Washer & Dryer  
Heating Forced air  
Cooling See Remarks  
# of Stories 2  
Has Basement Yes

**Exterior**

Exterior Stone, Vinyl siding  
Construction Wood frame  
Foundation Poured Concrete

**Listing Details**

Listing Office First Place Realty



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