\$549,900 - 615 Sage Hill Grove Nw, Calgary

MLS® #A2198967

\$549,900

4 Bedroom, 4.00 Bathroom, 1,591 sqft Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to the MONARCH model by Trico Homes! Don't miss out on this stunning, modern home designed for both comfort and functionality.

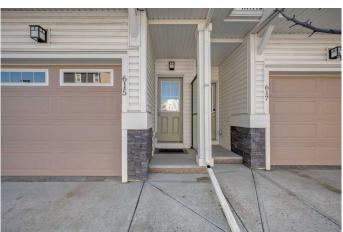
This beautiful property features a main floor bedroom that leads to a balcony with a breathtaking south-facing green space view. On the second floor, the open concept kitchen is equipped with stainless steel appliances and flows into the living room, making it perfect for both entertaining and daily living. The living room leads out to a balcony, offering a perfect spot to relax or enjoy the view.

Upstairs, you'II find two generously sized master bedrooms, each with its own walk-in closet and private ensuiteâ€"one with a 4-piece bath and the other with a 3-piece bath. A convenient upstairs laundry room completes the upper level.

The addition of 310 sq. feet of finished basement features a fourth bedroom and a third full bathroom, illuminated by natural light from its south-facing exposure, creating a bright and inviting space.

For added comfort and efficiency, this home features an AprilAire thermostat that seamlessly integrates with whole-home air purifiers, humidifiers, dehumidifiers, and ventilation system. With Wi-Fi connectivity, you can easily control your home climate from







anywhere using a smartphone app.

Additionally, this home comes with warranty insurance coverage that remains partially valid for up to 10 years. Please see supplemental documents for full details.

Located in one of North Calgary's most desirable areas, this beautiful townhome offers easy access to Stoney Trail and Shaganappi Trail, along with a wealth of nearby amenities. You'II be just minutes away from T&T Supermarket, Walmart, Costco and even more with further commercial development on the way!

Built in 2023

Essential Information

MLS® # A2198967 Price \$549,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,591
Acres 0.03
Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

Community Information

Address 615 Sage Hill Grove Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2A2

Amenities

Amenities Snow Removal, Visitor Parking, Park

Parking Spaces 2

Parking Driveway, Single Garage Attached

of Garages 1

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open

Floorplan, Sump Pump(s), Walk-In Closet(s), Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Refrigerator, Window Coverings, Electric Oven

Heating High Efficiency, Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Dock

Lot Description Backs on to Park/Green Space, Private, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2025

Days on Market 27

Zoning M-2-d100

Listing Details

Listing Office SkaiRise Realty

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