

**456 Sage Hill Grove NW**  
**Calgary, Alberta**

**MLS # A2256455**



**\$499,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill              |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 5 Level Split          |               |                  |
| <b>Size:</b>     | 1,435 sq.ft.           | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.04 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                      |                   |        |
|--------------------|----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                      | <b>Condo Fee:</b> | \$ 281 |
| <b>Basement:</b>   | Finished, Partial                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                           | <b>Zoning:</b>    | R-2M   |
| <b>Foundation:</b> | Poured Concrete                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Double Vanity, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Discover this stunning, fully upgraded former showhome with a rare fenced in yard in the Verona complex of Sage Hill. This beautiful townhome offers a unique blend of modern elegance and practical living, perfect for growing families, professionals, or savvy investors. Nestled in the heart of Sage Hill, this home is surrounded by kilometers of scenic ravines, with beautiful walking paths and parks weaving through Sage Hill and Nolan Hill, offering a peaceful escape just steps from your door. Enjoy unbeatable proximity to shopping at Creekside and Beacon Hill, including Costco and T&T Supermarket, while Stoney Trail ensures quick access to all corners of Calgary. Step inside and be guided to an inviting living room with 12-foot+ vaulted ceilings, bathed in natural light and leading to a private balcony with views across the valley. A convenient half bath completes this level, ideal for guests. Ascend to the kitchen, featuring upgraded cabinets, sleek quartz countertops, ample cabinet space, and stainless-steel appliances. A second private balcony off the kitchen allows you to follow the sun all day, perfect for morning coffees or evening relaxation. The top floor is designed for comfort, featuring two spacious bedrooms, each with its own private ensuite. The primary suite is a true retreat, showcasing a wall-to-wall closet, a luxurious ensuite bathroom, and generous space for a king-sized bed and additional furniture. For ultimate convenience, in-suite laundry is thoughtfully placed on this level. The walkout basement offers a third bedroom with its own ensuite, providing a private sanctuary for a young adult, in-law, or renter—making this home an exceptional opportunity. Don't miss your chance to own this rare gem in Verona—schedule your private viewing today and experience upscale living at its finest!