

# \$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

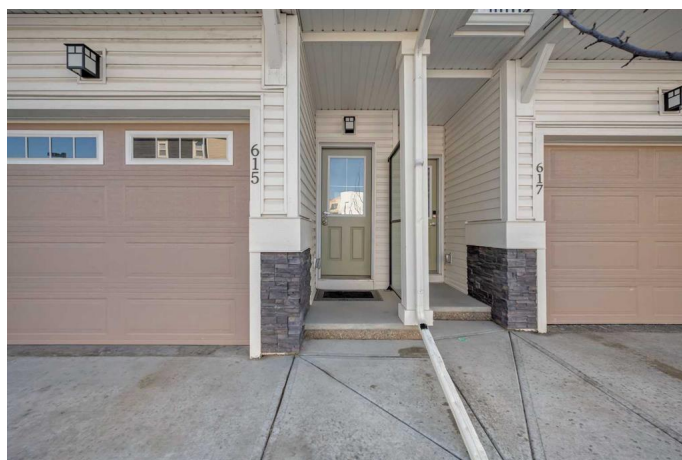
Welcome to the MONARCH model by Trico Homes! Don't miss out on this stunning, modern home designed for both comfort and functionality.

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'll find two generously sized master bedrooms, each with its own walk-in closet and private ensuite—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



615 Sage Hill Grove NW, Calgary, AB

Main Floor Exterior Area 386.71 sq ft  
Interior Area 1300.00 sq ft  
Excluded Area 231.19 sq ft



0 4 8 ft

PREPARED: 20250305

While reports are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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'll 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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