

\$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

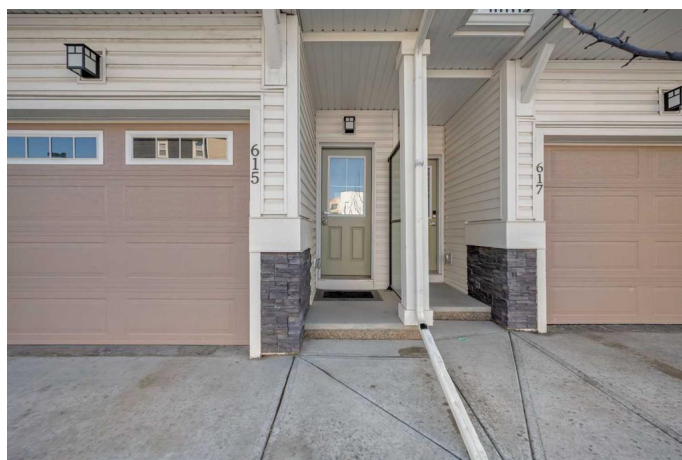
Welcome to the MONARCH model by Trico Homes! Don't miss out on this stunning, modern home designed for both comfort and functionality.

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 | 25 |
| Zoning | M-2-d100 |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | SkaiRise Realty |
|----------------|-----------------|

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