

1804, 881 Sage Valley Boulevard NW  
Calgary, Alberta

MLS # A2222978



# \$525,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Walk-Out To Grade

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 333

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

OPEN HOUSE SUNDAY MAY 25 2:00PM-5:00PM // Welcome to beautiful Sonoma at Sage Hill. This Move-in Ready townhome has 1913 sq ft of living space, 2 Primary Beds with 4pc Ensuities and walk-in closets, New Appliance package, Walk out Basement that backs onto green space and an Attached Garage!! Start each day in this super bright kitchen with an unobstructed view of the pathways and natural ravine from your private upper balcony. With Quartz counter tops, undermount sink, tons of cabinet space for extra storage including a closet/pantry to keep yourself clean and organized plus a BRAND NEW FRIDGE, STOVE and DISHWASHER package! The patio door and large living room window floods the Dining and Family room with natural light, connecting the living space with the upper balcony for BBQ's or unwinding with a spectacular view. Just off the kitchen is the Den/office space, main floor powder room and the spacious foyer with the attached garage entry. The upper level is where you'll find 2 bright and large primary bedrooms with 4pc ensuities (Quartz counters), walk in closets and upper level Laundry!! The lower level has a large sunny rec room with a WALK OUT BASEMENT, a full 4pc bathroom (Quartz Counters) and an extra storage room. The lower patio connects you to the green space with a separate entrance and another quiet area to sit and relax and be outside. BRAND NEW carpets have been installed throughout (Spring 2025) and everything has been freshly painted so all you need to do is move in and enjoy. With an attached garage, manicured curb appeal and tons of room for everyone, you can start fresh and clean in this Sage Hill gem. Just minutes from shopping and more adjacent green space with pathways for biking and walking this family friendly and Move in Ready home won't last long. Contact your favourite realtor

now and come see your new home.