

1706, 250 Sage Valley Road NW  
Calgary, Alberta

MLS # A2264640



\$319,999

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	888 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 263
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: none

Welcome to this stylish townhome located in the highly sought-after community of Sage Hill. The modern kitchen is a true highlight, featuring granite countertops, ceramic glass backsplash, custom cabinetry, upgraded appliances, LED lighting, and an undermount sink. The spacious living room is filled with natural light from large windows and offers fantastic views, along with direct access to a private patio—perfect for summer BBQs and entertaining. This home offers a large guest bedroom and a generous master bedroom, both conveniently situated near the kitchen. The upgraded 4-piece bathroom includes a granite countertop and undermount sink for a sleek finish. For added convenience, a storage room is located just off the bathroom and includes a stacked washer and dryer, hot water on demand system, and controls for the in-floor radiant heating. Don't miss this incredible opportunity—call today to book your private viewing!