

503, 881 Sage Valley Boulevard NW
Calgary, Alberta

MLS # A2314365



\$439,900

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|------------------|--|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,263 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Landscaped, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 312 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home | | |

Inclusions: N/A

OPEN HOUSE: June 6th, 1:00-4:00 pm. Move-in ready and beautifully maintained, this bright and modern home offers the perfect blend of style and comfort. Large windows flood the main floor with natural light, highlighting the sleek dark laminate flooring throughout. Tucked away for privacy, the den/office space is ideal for working from home, while the convenient 2-piece powder room and attached garage add everyday functionality. The open-concept main living area features impressive 9' ceilings, spacious living and dining areas, and sliding patio doors leading to the backyard — perfect for relaxing or entertaining. The kitchen is designed to impress with granite countertops, an eat-up bar, stainless steel appliances, tile backsplash, and plenty of cabinet storage. Upstairs, the spacious primary bedroom offers a walk-in closet and private 4-piece ensuite. Two additional bright bedrooms and another full bathroom complete the upper level. The unfinished basement includes the laundry area and offers endless potential to create the space you've always wanted. Attached garage measures 11'3" x 20'1" (225 sq ft). Don't miss your opportunity — book your private showing today with your REALTOR!