



GRASSROOTS
REALTY GROUP

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109, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2229407



\$375,000

Division:	Sage Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	878 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Exceptional value in this fully developed, 3 Bedroom, 2.5 Bath townhome in beautiful Northwest Calgary. There is over 1300 sqft of living space spread over three floors with condo fees under \$225 per month. This property is in a quiet and peaceful location and is south facing, looking directly at a large field. With a large open floor plan, the kitchen is complete with full stainless steel appliances, a new fridge, and granite countertops. The upper level offers two well-sized bedrooms, including a primary suite with a walk-in closet and direct access to a full bathroom. The laundry room has been updated with a brand new washer/dryer tower located on the upper floor for easy access. The lower level has been fully developed with high-end finishings, a spacious third bedroom, modern bathroom, closet, and includes a large separated storage room. Notable features and improvements include the gorgeous new basement bathroom with a stand up glass shower, new carpet and paint throughout the entire house, new washer and dryer and the bonus of energy efficient construction with a tankless water heater and a high-efficiency furnace. The location can't be beat with the privacy and tranquility of the park outside your front door - no traffic or neighbours directly in front of your home. This complex is professionally managed and wonderfully maintained, making it ideal for homeowners seeking low-maintenance living. The unit includes one assigned parking stall, with guest parking stalls and additional street parking only a few steps away. Only a short walk or a few minute drive away this property is home to the amazing amenities of Sage Hill Quarter and Beacon Hill. These areas offer everything you need including Costco, others grocery stores, pharmacies, childcare centres, gyms, and more. Public transit is located nearby, as well as quick driving access to Stoney Trail

and Shaganappi connectors for your daily commute. This property offers incredible value and the opportunity to enjoy the perks of lock and leave townhome living, all while being in a great location. Book your showing today!