



GRASSROOTS
REALTY GROUP

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708, 881 Sage Valley Boulevard NW
Calgary, Alberta

MLS # A2241987



\$469,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,247 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 301
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: none

Welcome to Your Dream Home in Sage Hill! Discover the perfect blend of modern comfort and natural beauty with this upgraded 3-bedroom, 3.5-bathroom end-unit townhome in the sought-after Sonoma at Sage Hill. Whether you're a first-time homebuyer, a downsizer, or a savvy investor, this home offers everything you need to live, relax, and grow. Carpet is newly installed and the unit freshly painted. Prime Location with Nature at Your Doorstep Nestled in the vibrant community of Sage Hill, this home backs onto a serene parkland with benches and walking paths—ideal for morning strolls or unwinding after a busy day. You'll love the convenience of nearby shopping hubs like Sage Hill Crossing and Beacon Hill and quick access to major roads like Shaganappi and Stoney Trails. Bright & Stylish Living Spaces Step into a spacious open-concept main floor featuring 9-ft ceilings and luxury vinyl plank flooring. Large windows overlooking the park brighten the living and dining areas, while built-in high-gloss cabinetry adds a touch of elegance. The sleek white kitchen has soft-close drawers, an oversized quartz island, and premium stainless steel appliances—perfect for hosting friends or preparing family meals. Comfortable Bedrooms for Everyone Upstairs, you'll find two generously sized bedrooms with walk-in closets and private ensuites featuring modern rain shower/tub combos. A third bedroom and full bathroom on the finished lower level provide a cozy retreat for guests or an ideal home office setup. The lower level also includes a rec room for extra living space. Turnkey Convenience This move-in-ready home boasts thoughtful features like a second-floor laundry with a front-loading washer and dryer, an insulated single-car garage, and a private patio perfect for relaxing or entertaining. Exceptional Community Living Sonoma at Sage Hill is a

pet-friendly complex (with condo board approval) offering low condo fees, visitor parking, and underground sprinklers for easy landscaping care. The durable exterior ensures lasting curb appeal. With walking trails, green spaces, and proximity to schools and services, this community is perfect for families and outdoor enthusiasts. **Why This Home Is Perfect for You** Whether you want to start your homeownership journey, downsize to a low-maintenance lifestyle, or invest in Calgary's thriving real estate market, this townhome has it all. From its prime location to its impeccable design and thoughtful features, this is the home you've been waiting for.