



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

804, 881 Sage Valley Boulevard NW
Calgary, Alberta

MLS # A2257849



\$375,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,119 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions:	n/a
-------------	-----

Welcome to Sage Hill, where style meets convenience in this stunning 3-storey townhouse with 2 bedrooms, 1.5 bathrooms, and a single attached garage! From the moment you step inside, you'll love the bright, open-concept main floor with its spacious living room, dining area, and chef-inspired kitchen featuring stainless steel appliances, stone countertops, breakfast bar, and a corner pantry with loads of storage. Upstairs you'll find two large bedrooms, each with its own walk-in closet, plus a full bath. The balcony is perfect for BBQs, morning coffees, or just soaking up the sunshine. This location is hard to beat: just minutes to Sage Hill Crossing and Creekside Shopping Centre with Walmart, Costco, Co-op, Loblaws City Market, T&T Supermarket, Starbucks, Tim Hortons, and endless dining options at your fingertips. Surrounded by walking paths and green space, with quick access to Stoney Trail and Shaganappi Trail, you'll enjoy easy commutes and weekend adventures. Whether you're a first-time buyer, young professional, or investor, this home delivers the lifestyle you've been waiting for: modern living in a growing community with everything right at your doorstep. Don't wait, Sonoma at Sage Hill is calling!