



GRASSROOTS
REALTY GROUP

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902, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2260056



\$372,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	904 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Dishwasher, Electric Stove, Refrigerator, Washer, and Dryer , all window coverings

This is a bright and airy two storey unit. Open concept and perfect for first time home buyers in the desirable community of Sage Hill. The unit is ready for immediate possession. It is clean and well kept. There is plenty of light and storage throughout. the is a two piece washroom on the main floor. On the second floor, you will find two good size bedrooms. and a good size four piece bathroom. The primary bedroom has a walk in closet. The basement is partly finished , It is great for additional living space and or visiting guest. The location is accessible to all shoppings, It is moments away to Stony Trail and Deerfoot. Easy access to 144 Street. There is assigned parking close to unit. Dont miss this opportunity and come view today.