



GRASSROOTS
REALTY GROUP

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1706, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2262217



\$329,999

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	833 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: none

Welcome to this stylish townhome located in the highly sought-after community of Sage Hill. The modern kitchen is a true highlight, featuring granite countertops, ceramic glass backsplash, custom cabinetry, upgraded appliances, LED lighting, and an undermount sink. The spacious living room is filled with natural light from large windows and offers fantastic views, along with direct access to a private patio&mdashperfect for summer BBQs and entertaining. This home offers a large guest bedroom and a generous master bedroom, both conveniently situated near the kitchen. The upgraded 4-piece bathroom includes a granite countertop and undermount sink for a sleek finish. For added convenience, a storage room is located just off the bathroom and includes a stacked washer and dryer, hot water on demand system, and controls for the in-floor radiant heating. Don’t miss this incredible opportunity&mdashcall today to book your private viewing!