



**GRASSROOTS**  
REALTY GROUP

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303, 250 Sage Valley Road NW  
Calgary, Alberta

MLS # A2275718



**\$349,000**

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	832 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows		

Inclusions: NONE

VERY QUIET LOCATION. SUPERBLY SITUATED IN THE WONDERFUL SAGE HILL SUBDIVISION the building backs to a HUGE PARK. SECONDS TO SAGE HILL QUARTERS CONDOMINIUM AND SHOPPING CENTRE. AND MINUTES TO Beacon Hill and Creekside Shopping Centers YOU WILL ENJOY THIS WONDERFUL OPENNESS. Both BEACON HILL CENTRE (with COSTCO, HOME DEPOT, CANADIAN TIRE among many other Stores) and SAGE HILL CROSSING featuring WALMART, LONDON DRUGS and many other Stores SEE PHOTOS. Also close to SAGE HILL QUARTER, Nolan Hill SOBEYS, Nolan Hill Veterinary Hospital, and State & Main Restaurant and many more Niche Stores. EASY access to many MAJOR thoroughfares...STONE, SARCEE TRAIL, SHAGANAPPI TRAILS +144 Ave. You will be delighted by the very open floor plan with Living Room/Dining Room combo and Kitchen. The Kitchen features Ceramic Tiled backsplash. Modern Trendy White appliances contrasting with the Lovely Dark Brown cabinets. Double Stainless Steel Sink Plus Spot/Track lighting. Ceramic Glass Top Stove with Self Clean Oven and Microwave Hood Fan. The main 2-pce was conveniently located on the landing to the basement for maximum privacy. In the Upstairs your Large Primary bedroom has access to the Dual access 4-Pce Bath, almost feels like an Ensuite accessible through the walk-in-closet. The Spare bedroom is also quite spacious. Up also features In-unit Laundry Room. Basement Development is ready and waiting for your imagination because it also has Rough in Plumbing for your future Bathroom. Your Stall #29 is right in front of the unit. Front step is good for a BBQ or just sitting while you sip your morning Coffee or Tea.. The Home also been recently repainted. Generally fairly low turn-over in this complex and

features Very attractive Condo Fees. Call your favourite Realtor and make this your new Home.