



**806, 881 Sage Valley Boulevard NW  
Calgary, Alberta**

**MLS # A2278404**



**\$469,888**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Garage Door Opener, Garage Faces Front, Insu		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	NONE		

WELCOME TO THE Desirable Community of SAGE HILL, over 2000 sqft 2 story 4 bedrooms townhouse with single front attached garage & 3 full & one half washroom. If you are looking for that first home in a growing community, look no further! This house is loaded with tons of upgrades & ceilings on the main floor. Basement is fully finished with one bedroom, rec room & one full washroom. Ideally located close to all amenities, Stoney Trail ring road, Shaganappi Trail , minutes away from Sage Hill Shopping Centre, Walmart, Costco, Tim Hortons, McDonalds, Starbucks, and just steps away from green space & walking paths exactly what you are looking for. This east facing home welcomes you with an open concept layout. As you enter, you are met by a decent size foyer. You will love the gleaming LVP flooring on the main floor. Your new kitchen boasts lots of full height cabinetry and a built-in pantry, A DECENT SIZE KITCHEN ISLAND WITH QUARTZ COUNTERTOPS, all stainless steel appliances Gas Stove, Refrigerator, microwave Hood fan, Dish-washer, washer & dryer & Central A/C. The dining area is just off the kitchen with plenty of space for a large table. The spacious living room is flooded with tons of natural light. A 2-piece washroom completes the main floor. Upper level features a large size primary bedroom with a 4-piece bathroom (tub/shower) and walk-in closet, plus 2 other decent size bedrooms and a full 4-piece washroom to complete this level. Fully finished basement with a huge size bedroom, large rec room, one full washroom & laundry. All appliances & central A/C included. Enjoy the nice west backyard & patio where you can BBQ, relax, and enjoy your sunny days\*Don't miss your chance to own this exceptional property - schedule a Private viewing today and prepare to be impressed!