



**GRASSROOTS**  
REALTY GROUP

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806, 881 Sage Valley Boulevard NW  
Calgary, Alberta

MLS # A2278404



**\$469,888**

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: 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!

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