



**1001, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2278484



\$375,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,159 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Lock-up & leave, maintenance-free living is here waiting for you in this fantastic home in the popular SAGE STONE project in Sage Hill. Available for quick possession, this 3-storey end unit enjoys 2 bedrooms & 1.5 bathrooms, open concept floorplan, an attached 1 car garage & covered West-facing balcony with views of the park. You'll love the spacious feel of the living room with its West-facing windows & access onto the balcony, & the eat-in kitchen has loads of cabinet & counterspace, with white appliances from Whirlpool & Frigidaire. On the top level there are 2 lovely bedrooms which includes the primary bedroom with big walk-in closet & its own private access into the full bathroom. Upper level laundry room with stacking Whirlpool Duet washer & dryer. There's a Navien tankless water system, underground sprinklers, plenty of space for storage & the monthly condo fees include both snow shoveling & grass cutting. SAGE STONE is ideally located within walking distance to neighbourhood playing fields & only minutes to regional shopping at Sage Hill Quarter, Sage Hill Crossing, Beacon Hill & Creekside. And with its quick access to 144 Avenue to take you to Stoney/Sarcee/Shaganappi/Deerfoot Trails, this means you have everything within easy reach!