



**1106, 881 Sage Valley Boulevard NW
Calgary, Alberta**

MLS # A2289119



\$375,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,163 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape, Paved, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks		

Inclusions: n/a

Welcome to Sonoma at Sage Hill. Discover the perfect blend of style, comfort, and convenience in this beautifully maintained 3-storey townhome. Offering over 1,200 sq. ft. of thoughtfully designed living space. Featuring 2 bedrooms, a single attached garage, with a full driveway for a second vehicle. This home is ideal for first-time buyers, young professionals, families, or investors. Tucked into a quiet interior location within the complex, you'll enjoy reduced road noise and added privacy. The bright, open concept main floor features wide plank flooring, oversized windows, and a seamless flow between the living, dining, and kitchen areas. The modern kitchen is equipped with quartz countertops, stainless steel appliances, tile backsplash, a corner pantry, and ample prep space. Perfect for everyday living and entertaining. A convenient 2-piece bathroom to complete this level. Upstairs, you'll find two generously sized bedrooms, including a spacious primary suite with a walk-through closet and direct access to a stylish 4-piece bathroom. Enjoy your southwest-facing balcony, ideal for BBQs, morning coffee, or relaxing in the evening sun. Low condo fees help keep ownership affordable, and the complex allows pets. Located just minutes from Sage Hill Crossing, Creekside Shopping Centre, Beacon Hill, and major retailers including Costco, Walmart, T&T Supermarket. With quick access to Stoney Trail and Shaganappi Trail, commuting anywhere in the city is effortless. Walking paths, parks, and playgrounds are woven throughout this thriving community. Move-in ready and offering exceptional value in NW Calgary. Book to view today!