



401, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2289600



\$349,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	764 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: -

Gosh... this is a Gorgeous main level Unit! Rare Opportunity to capture a Bungalow Style in SageStone2, with a Fully, Developed Basement. 2 Bedrooms up, one Bedroom Down and 2 Full Baths. This home shows amazingly well. BONUS!! two parking spaces... (one titled and one assigned) This is a corner unit so lots of Windows . Beautiful Kitchen with Stainless Steel Appliances and light and bright Quartz counter tops. This home is serviced with a tankless hot water heating system! A newer Fridge, Washer and Dryer recently purchased is also included. Ring system with Doorbell, Camera and security on the windows. The Sagestone2 complex is just steps away from a park, playground and is close to shopping, school and amenities!