902, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2293949

$344,900

Division:	Sage Hill
Type:	Residential/Five Plus
Style:	2 Storey

Size:	903 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	2	**Baths:**	1 full / 1 half

Garage:	Stall
Lot Size:	-
Lot Feat:	Cul-De-Sac

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 240
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions:	N/A

Welcome to this well maintained and functional home in the desirable community of Sage Hill, featuring a fully finished basement that adds valuable and flexible living space. This 2 bedroom, 1.5 bathroom unit offers 903.46 sq ft of thoughtfully designed living space, ideal for first time buyers, downsizers, or investors. The main level features an open and practical layout with comfortable living and dining areas, perfect for everyday living and entertaining. The kitchen offers ample cabinet and counter space for easy meal preparation and storage. Large windows bring in natural light and create a bright, welcoming atmosphere throughout the home. Upstairs, you will find two well sized bedrooms and a full bathroom designed for comfort and convenience. The fully finished basement creates additional living space ideal for a family room, home office, gym, or guest area. The basement washroom is already roughed in, giving you the opportunity to complete and personalize the space. Built in 2015, this property offers modern construction and design. The unit also includes one assigned parking stall for added convenience. Located in the sought after community of Sage Hill, residents enjoy quick access to parks, pathways, shopping, schools, and major routes, while still enjoying a quiet and family-friendly neighbourhood setting. This is a great opportunity to own in a desirable northwest Calgary community.