



**1203, 881 Sage Valley Boulevard NW
Calgary, Alberta**

MLS # A2181173



\$490,000

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|------------------|---|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,178 sq.ft. | Age: | 2014 (10 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Level, Street Lighting, See Remarks | | |

| | | | |
|--------------------|--|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 312 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks | | |

Inclusions: NONE

Welcome to SONOMA in Sage Hill - This exceptional three-bedroom Morrison townhouse seamlessly blends functionality with beautiful finishes in a bright, south exposed, two-story layout. Step into the open-concept main floor with its 9-foot ceilings, abundant windows, and luxurious vinyl plank flooring, creating a spacious living and dining area. The modern kitchen, a chef's dream, features quartz countertops, stainless steel appliances, and a generously sized centre island. A large sliding door opens to a delightful backyard concrete patio, perfect for outdoor relaxation, and the home enjoys the added benefit of backing onto green space. Ascend the stairs to find 3 total bedrooms, a 4 piece bath, and the primary suite featuring a walk-in closet and a private ensuite. The lower level presents endless customization possibilities, complete with roughed-in plumbing for future development. The attached single garage adds both convenience and security, fulfilling every homeowner's desire. This property, with low condo fees, is situated in a low-maintenance, pet-friendly community (with board approval), offering plenty of visitor parking. Ideally located near shopping, walking paths, and green spaces, with easy access to major routes for city-wide connectivity, this home provides the perfect blend of style, convenience, and quality living, all while enjoying the tranquil backdrop of green space. Inquire today!