



GRASSROOTS
REALTY GROUP

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707, 881 Sage Valley Boulevard NW
Calgary, Alberta

MLS # A2205688



\$410,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,236 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions:	None
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| Sonoma at Sage Hill | 1236 Square Foot, 3 Storey CORNER Unit in a QUIET inner location | 2 Bedroom, 1.5 Bathroom | Single ATTACHED Garage with STORAGE and a Parking Pad in front | Up the stairs brings you into a bright OPEN CONCEPT Kitchen, Dining and Living Room with low maintenance VINYL plank floors. The Kitchen includes a CORNER pantry for lots of storage, under cabinet LIGHTING, FULL HEIGHT upper cabinets with TILED backsplash and QUARTZ countertops. A 2-piece Bathroom and Stacked Washer/ Dryer are conveniently located on this level. SUNNY, large, WEST facing balcony provides a place to relax and unwind at the end of the day. Up the stairs to the upper level reveals the privacy of two LARGE bedrooms and 4-piece Main Bathroom with QUARTZ countertops and a 6" DRAWER underneath the doors. The Primary Bedroom has DIRECT access to the bathroom through a walk-thru closet. Convenient access to Walmart, T&T Supermarket, Sobeys, Costco, Canadian Tire and Stoney Trail.