

1212, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2165716



\$389,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,124 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window Coverings		

OPEN HOUSE SUNDAY 3-5PM!!! Welcome to Sagestone! This stunning end unit townhome is bathed in natural light and situated in the vibrant family-friendly community of Sage Hill. Perfectly positioned within walking distance of shopping, drugstores, parks, and pathways, this home offers convenience and charm in one. As you enter, you're greeted by a spacious open foyer and an oversized single-car garage, ideal for both parking and additional storage. The main floor features an inviting, open layout with 9-foot ceilings and a versatile moveable island—easily adjust the space to fit your dining needs. The large windows open up to a generous balcony, perfect for enjoying indoor/outdoor living on warm summer days. A convenient 2-piece powder room rounds out the main level, ideal for guests. Upstairs, the third floor boasts tall ceilings and includes two spacious bedrooms and a well-appointed 4-piece bathroom. The Primary bedroom offers a generous layout with a large walk-through closet that leads to the bathroom, giving you a master suite experience. Additional highlights include a sizable laundry and storage room, making chores a breeze. Whether you're a first-time homebuyer or an investor, Sage Hill and Sagestone present a fantastic opportunity. Don't miss out on this exceptional property—call now to schedule your private viewing!