

1203, 881 Sage Valley Boulevard NW  
Calgary, Alberta

MLS # A2181173



**\$490,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!