706, 881 Sage Valley Boulevard NW
Calgary, Alberta

MLS # A2273880

$375,000

Division:	Sage Hill
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,184 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	2	**Baths:**	1 full / 1 half

Garage:	Single Garage Attached
Lot Size:	-
Lot Feat:	Interior Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 296
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	M-1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions:	NA

Discover the best of urban comfort and suburban charm in this stylish 3 storey townhouse in Sage Hill. Featuring 2 bedrooms, 1.5 bathrooms, and a single attached garage, this home is thoughtfully laid out for modern living. The main floor welcomes you with a bright, open design that connects the living room, dining space, and a beautifully appointed kitchen. Enjoy stainless steel appliances, quartz counters, and a corner pantry that offers exceptional storage. Upstairs, both bedrooms are impressively sized, an ideal setup for roommates, guests, a family or a home office. A four piece bathroom completes the upper level. Step out onto the balcony to unwind, fire up the BBQ, or enjoy the sunshine in your own outdoor retreat. You’ll love the convenience of this location: close to Sage Hill Crossing and Creekside Shopping Centre, with everything from Costco and Walmart to Loblaws City Market, T&T, Starbucks, Tim Hortons, and endless dining options just moments away. Walking paths and green spaces weave throughout the community, and quick access to Stoney Trail and Shaganappi Trail makes every commute or weekend trip effortless. Perfect for first time buyers, professionals, or investors, a family, this home delivers the ideal mix of style, comfort, and location. Experience the ease of living at Sonoma in Sage Hill!