

**1408, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2280580



\$315,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	759 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

Welcome to Sagestone, a modern townhouse development in the heart of Sage Hill, one of Calgary's most family-friendly neighborhoods, just one block from Sage Hill Quarter and with quick access to Stoney Trail. This 2-bedroom, 1-bathroom home offers 759 sq. ft. of thoughtfully designed living space with an open concept layout and durable LVP flooring throughout the main areas. The kitchen features stainless steel appliances, while the home includes a tankless water heater for energy-efficient convenience. Step out to your private deck, perfect for barbecuing or relaxing after a busy day, and enjoy a parking stall just steps from your front door. With no neighbors above and mature, professionally maintained landscaping, winter snow shoveling is a thing of the past. Condo fees are very affordable at just \$252.71. The community offers parks, pathways, and serene ponds, and Sage Hill provides all the amenities you need nearby, making this home a low-maintenance, comfortable opportunity in a vibrant and convenient neighborhood. Book your showing today!