

707, 881 Sage Valley Boulevard NW  
Calgary, Alberta

MLS # A2245301



**\$375,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Sage Hill                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus            |               |                   |
| <b>Style:</b>    | Townhouse                        |               |                   |
| <b>Size:</b>     | 1,202 sq.ft.                     | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                                |               |                   |
| <b>Lot Feat:</b> | Interior Lot                     |               |                   |

|                    |                                                                                                  |                   |         |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                                                                                       | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                           | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                                  | <b>Condo Fee:</b> | \$ 296  |
| <b>Basement:</b>   | None                                                                                             | <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>   | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |         |

**Inclusions:** n/a

OPEN HOUSE SUNDAY AUGUST 3rd from 1:00-3:00pm...Offering over 1200 square feet of living space, this three-story 2 bedroom and 1.5 bath unit in Sonoma at Sage Hill is available for you today. Boasting a quiet inside location in the complex, you don't have to worry about pesky road noise. There is an attached single garage and a driveway meaning two cars can be comfortably parked. The main level offers an open plan living room, kitchen and dining adorned with wide plank vinyl flooring. The kitchen has quartz counters, tile backsplash, stainless appliances, corner pantry and full height upper cabinets. The in-suite laundry and a two-piece powder room complete this level. Upstairs you will find two large bedrooms and a shared four-piece bathroom, also with quartz counters and enjoying direct access from the primary bedroom. There is a west facing balcony off the first level for your sunshine requirements and the back of the home has plentiful green space for added space and comfort. Affordable condo fees of \$295.73 per month is great for the budget. The pet policy allows up to one pet per unit, subject to board approval. Close to many retail and dining amenities and easy access to Shaganappi and Stoney Trails this is a full package. Come and see for yourself today.