



881 Sage Valley Boulevard Calgary Alberta

\$490,000

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! (id:6769)

Bedroom 9.00 Ft x 9.25 Ft
 Primary Bedroom 10.58 Ft x 10.67 Ft
 Other 5.17 Ft x 3.83 Ft
 Bedroom 8.92 Ft x 8.33 Ft
 4pc Bathroom 4.92 Ft x 8.08 Ft
 Storage 3.83 Ft x 14.33 Ft
 Laundry room 5.00 Ft x 18.58 Ft

Dining room 8.42 Ft x 15.33 Ft
 Kitchen 8.92 Ft x 13.67 Ft
 2pc Bathroom 4.58 Ft x 4.92 Ft
 Living room 12.00 Ft x 13.25 Ft
 Other 3.83 Ft x 11.00 Ft
 4pc Bathroom 4.92 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:
 eXp Realty

[https://mariettamendezrealtor.co
 m/](https://mariettamendezrealtor.com/)



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
 T2R 0B3

Phone: 403-969-0267
 arobinson@cirrealty.ca