



# 881 Sage Valley Boulevard Calgary Alberta

\$519,900

**\*\* LOVE YOUR LIFESTYLE! \* Trebles for Show, Doubles for Dough! \* 2-car parking - attached garage with concrete pad \*\*** This classic 2-story 1730+ SF townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, parks, shopping, pathways, dog parks, community center, Beacon Hill, and FUN! The main floor displays a sizeable main entrance with quick access to your attached garage and laminate wood flooring throughout. The spacious main living area includes a large + dining room with bright west-facing windows and high 9' ceilings. Plus, an open "Chef's" kitchen has lots of counter space, classic white cabinet doors, white quartz counters, recessed lighting, and stainless steel appliances. **BONUS:** New gas stove and microwave, Quiet BOSCH dishwasher, kitchen island with an undermount stainless steel sink, pendant lights, and a flush eating bar. A sizeable west-facing outdoor patio is quickly accessed through the patio doors and offers a nice place to enjoy the BBQ on your summer evenings. The upper floor features 3 good-sized bedrooms and 2 full bathrooms. The primary bedroom layout features a private ensuite and a walk-in closet. **BONUS:** The basement offers a supersized family room, bespoke dart board room, utility area, full bathroom, and laundry room. The home has everything you need with a functional yet stylish layout. A quick possession date is available! Call your friendly REALTOR(R) to book a viewing! (id:6769)

Family room 21.00 Ft x 148.52 Ft  
 Den 17.67 Ft x 3.00 Ft  
 Laundry room 6.75 Ft x 3.50 Ft  
 4pc Bathroom Measurements not available  
 Furnace 6.75 Ft x 6.08 Ft  
 2pc Bathroom Measurements not available  
 Foyer 10.83 Ft x 3.75 Ft  
 Dining room 15.25 Ft x 11.00 Ft

Living room 13.17 Ft x 10.67 Ft  
 Kitchen 13.58 Ft x 8.75 Ft  
 Bedroom 8.83 Ft x 8.33 Ft  
 4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 Primary Bedroom 10.58 Ft x 10.50 Ft  
 Bedroom 9.17 Ft x 8.92 Ft

Listing Presented By:



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