



# 881 Sage Valley Boulevard Calgary Alberta

\$450,000

Welcome to the Sonoma at Sage Hill! This beautiful, white and bright modern 2-bedroom, 1.5-bath townhome offers the perfect blend of luxury and affordability. You'll have your very own attached garage with extra storage space. As you walk up the stairs, you're greeted by an incredible white quartz island in the lower level, which is painted blue, and a stunning lacquered kitchen complete with a pantry. The main floor boasts 9-foot ceilings, luxury vinyl plank flooring, and a large southeast-facing balcony, perfect for enjoying a hot or cold drink. Conveniently located off the kitchen is the in-suite laundry area. Upstairs, you'll find a beautiful bathroom and two bedrooms. The primary suite features a walk-through closet with access to the 4-piece bath. Located in the highly sought-after community of Sage Hill, you're just minutes away from various shopping options, restaurants, and activities. With easy access to Stoney Trail, it's very convenient to get out to Banff or travel around the city. Plus, there's super quick access to the airport. This well-cared-for unit shows great and offers excellent value. Book your showing today! (id:6769)

2pc Bathroom 4.42 Ft x 4.92 Ft  
Dining room 10.50 Ft x 7.83 Ft  
Kitchen 12.25 Ft x 11.75 Ft  
Living room 14.42 Ft x 12.50 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 12.42 Ft x 10.50 Ft  
Primary Bedroom 11.92 Ft x 11.83 Ft  
Furnace 3.58 Ft x 4.92 Ft  
Foyer 14.25 Ft x 3.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca