



## 250 Sage Valley Road Calgary Alberta

\$375,000

Lock-up & leave, maintenance-free living is here waiting for you in this fantastic home in the popular SAGE STONE project in Sage Hill. Available for quick possession, this 3-storey end unit enjoys 2 bedrooms & 1.5 bathrooms, open concept floorplan, an attached 1 car garage & covered West-facing balcony with views of the park. You'll love the spacious feel of the living room with its West-facing windows & access onto the balcony, & the eat-in kitchen has loads of cabinet & countertop space, with white appliances from Whirlpool & Frigidaire. On the top level there are 2 lovely bedrooms which includes the primary bedroom with big walk-in closet & its own private access into the full bathroom. Upper level laundry room with stacking Whirlpool Duet washer & dryer. There's a Navien tankless water system, underground sprinklers, plenty of space for storage & the monthly condo fees include both snow shoveling & grass cutting. SAGE STONE is ideally located within walking distance to neighbourhood playing fields & only minutes to regional shopping at Sage Hill Quarter, Sage Hill Crossing, Beacon Hill & Creekside. And with its quick access to 144 Avenue to take you to Stoney/Sarcee/Shaganappi/Deerfoot Trails, this means you have everything within easy reach! (id:6769)

2pc Bathroom Measurements not available

Living room 19.00 Ft x 12.75 Ft

Other 13.75 Ft x 10.83 Ft

4pc Bathroom Measurements not available

Primary Bedroom 13.67 Ft x 9.92 Ft

Bedroom 13.58 Ft x 9.83 Ft

Laundry room 5.58 Ft x 5.25 Ft

Listing Presented By:



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