



881 Sage Valley Boulevard Calgary Alberta

\$479,000

****OPEN HOUSE MARCH 8 is CANCELLED**** Welcome to unit #1603 located at The Sonoma of Sage Hills! This bright and beautiful three-bedroom unit backs onto a scenic ravine, offering privacy, natural views and clear pride of ownership throughout. Featuring three full bathrooms plus a convenient half bath, this home combines thoughtful upgrades with functional living space. There is a bright and open main living area with a well-appointed kitchen featuring stainless steel appliances, gas range and quartz countertops. There is also additional flex space on the main floor, perfect for a home office or sitting area. There are three bedrooms on the second floor, including the spacious primary bedroom complete with a private ensuite bathroom and a walk-in closet. There is an additional full bathroom to serve the other two bedrooms on this floor. The lower level is very bright and inviting featuring upgraded "sunshine package" windows allowing in a plethora of natural light. The basement was professionally finished with extra insulation for added comfort, quiet and energy efficiency. The basement also includes a spacious, functional laundry room and excellent storage options. Recent upgrades include: a newer furnace (2023), and a newer garage door and opener. Conveniently located near ample shopping, walking paths and everyday amenities, with two new schools approved for the community- this property will appeal to a wide range of lifestyles and needs. (id:6769)

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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Primary Bedroom 11.58 Ft x 13.83 Ft
Bedroom 6.83 Ft x 9.17 Ft
Bedroom 9.42 Ft x 9.58 Ft
4pc Bathroom 5.00 Ft x 8.08 Ft
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Family room 12.42 Ft x 15.67 Ft
Laundry room 5.00 Ft x 5.17 Ft
Furnace 7.00 Ft x 7.42 Ft

Storage 4.58 Ft x 8.17 Ft
3pc Bathroom 5.00 Ft x 8.17 Ft
Other 7.00 Ft x 8.00 Ft
Office 6.50 Ft x 8.00 Ft
Living room 10.67 Ft x 13.00 Ft
Dining room 8.58 Ft x 9.58 Ft
Kitchen 8.58 Ft x 11.50 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft