



881 Sage Valley Boulevard Calgary Alberta

\$469,888

WELCOME TO THE Desirable Community of SAGE HILL, over 2000 sqft 2 story 4 bedrooms townhouse with single front attached garage & 3 full & one half washroom. If you are looking for that first home in a growing community, look no further! This house is loaded with tons of upgrades - 9' ceilings on the main floor. Basement is fully finished with one bedroom, rec room & one full washroom. Ideally located close to all amenities, Stoney Trail ring road, Shaganappi Trail , minutes away from Sage Hill Shopping Centre, Walmart, Costco, Tim Hortons, McDonalds, Starbucks, and just steps away from green space & walking paths exactly what you are looking for. This east facing home welcomes you with an open concept layout. As you enter, you are met by a decent size foyer. You will love the gleaming LVP flooring on the main floor. Your new kitchen boasts lots of full height cabinetry and a built-in pantry, A DECENT SIZE KITCHEN ISLAND WITH QUARTZ COUNTERTOPS, all stainless steel appliances Gas Stove, Refrigerator, microwave Hood fan, Dish-washer, washer & dryer & Central A/C. The dining area is just off the kitchen with plenty of space for a large table. The spacious living room is flooded with tons of natural light. A 2-piece washroom completes the main floor. Upper level features a large size primary bedroom with a 4-piece bathroom (tub/shower) and walk-in closet, plus 2 other decent size bedrooms and a full 4-piece washroom to complete this level. Fully finished basement with a huge size bedroom, large rec room, one full washroom & laundry. All appliances & central A/C included. Enjoy the nice west backyard & patio where you can BBQ, relax, and enjoy your sunny days*Don't miss your chance to own this exceptional property - schedule a Private viewing today and prepare to be impressed! (id:6769)

4pc Bathroom 6.50 Ft x 8.00 Ft

Bedroom 10.50 Ft x 14.92 Ft

Recreational, Games room 11.00 Ft x 18.50 Ft

Storage 8.25 Ft x 3.25 Ft

Furnace 6.92 Ft x 10.17 Ft

2pc Bathroom 4.58 Ft x 5.00 Ft

Dining room 9.50 Ft x 15.33 Ft

Kitchen 9.50 Ft x 19.25 Ft

Living room 10.83 Ft x 13.42 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft

Bedroom 9.08 Ft x 10.75 Ft

Bedroom 10.50 Ft x 11.58 Ft

Primary Bedroom 10.67 Ft x 15.00 Ft

Listing Presented By:



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Foyer 3.92 Ft x 20.67 Ft