

# \$499,000 - 608, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2113389

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,241 sqft

Residential on 0.00 Acres

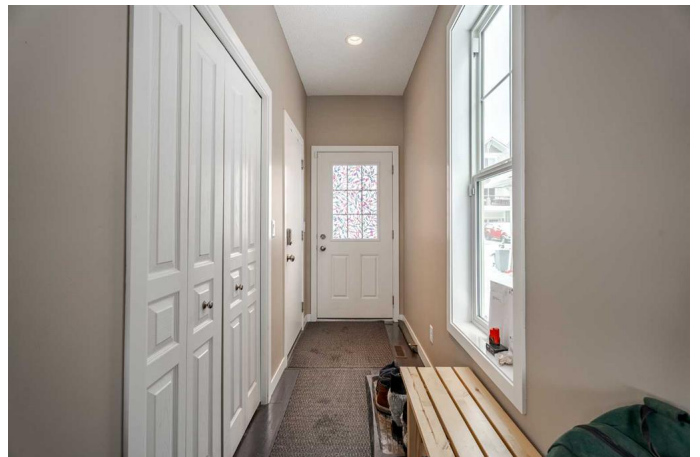
Sage Hill, Calgary, Alberta

Welcome to an exceptional lifestyle opportunity in Sage Hill's prestigious SONOMA project by Morrison Homes. This stunning three-bedroom townhouse combines functionality with high-end finishes across a two-story, light-filled end unit layout. An attached single garage offers the convenience and security every homeowner desires.

The open concept main floor, with its 9-foot ceilings and abundant windows, provides a spacious living and dining area, accentuated by luxury vinyl plank flooring. The kitchen is a modern chef's dream, boasting sleek maple cabinetry, quartz countertops, stainless steel appliances, and a large center island. The Large Sliding door leads to a cozy backyard concrete patio for outdoor enjoyment.

Upstairs, the west-facing bedrooms, including a master suite with a walk-in closet and private ensuite, offer sanctuary and serenity. An additional full bathroom upstairs ensures comfort and luxury for everyone.

The lower level presents endless possibilities for customization, with roughed-in plumbing ready for future development. This Low condo fee property is part of a low-maintenance, pet-friendly(With board approval) community with visitor parking and attractive Hardie Board exteriors, ideally located near shopping, walking paths, and green spaces, with easy access to major routes for city-wide



connectivity. Discover the perfect blend of style, convenience, and quality in Sage Hill.

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2113389      |
| Price          | \$499,000     |
| Sold Price     | \$490,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,241         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 608, 881 Sage Valley Boulevard Nw |
| Subdivision | Sage Hill                         |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3R 0R4                           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Visitor Parking                  |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Low Maintenance Landscape    |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 8th, 2024  |
| Date Sold      | April 23rd, 2024 |
| Days on Market | 44               |
| Zoning         | M-1 d75          |
| HOA Fees       | 78.75            |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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