

\$499,900 - 405, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2114151

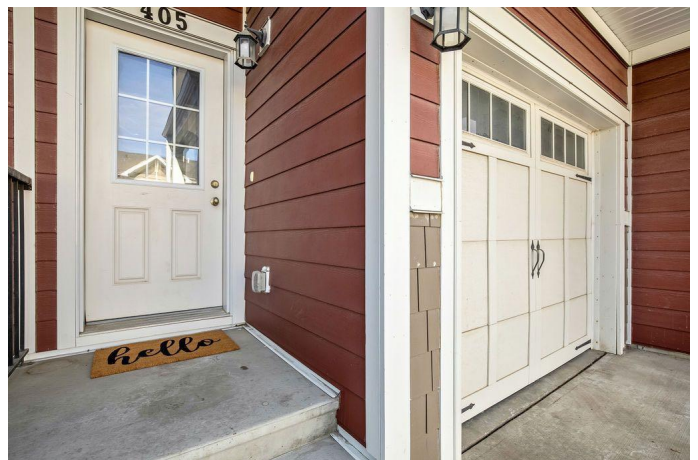
\$499,900

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to SONOMA in Sage Hill - This exceptional three-bedroom Morrison Homes townhouse seamlessly blends functionality with beautiful finishes in a bright, south exposed, two-story layout. Step into the open-concept main floor with its 9-foot ceilings, abundant windows, and luxurious vinyl plank flooring, creating a spacious living and dining area. The modern kitchen, a chef's dream, features quartz countertops, stainless steel appliances, and a generously sized centre island. A large sliding door opens to a delightful backyard concrete patio, perfect for outdoor relaxation, and the home enjoys the added benefit of backing onto green space. Ascend the stairs to find 3 total bedrooms, a 4 piece bath, and the primary suite featuring a walk-in closet and a private ensuite. The lower level presents endless customization possibilities, complete with roughed-in plumbing for future development. The attached single garage adds both convenience and security, fulfilling every homeowner's desire. This property, with low condo fees, is situated in a low-maintenance, pet-friendly community (with board approval), offering plenty of visitor parking. Ideally located near shopping, walking paths, and green spaces, with easy access to major routes for city-wide connectivity, this home provides the perfect blend of style, convenience, and quality living, all while enjoying the tranquil backdrop of green space. Inquire today!



Built in 2015

Essential Information

MLS® #	A2114151
Price	\$499,900
Sold Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	405, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
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 Backs on to Park/Green Space, Level, Street Lighting, See Remarks
Roof Asphalt Shingle
Construction Composite Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2024
Date Sold March 15th, 2024
Days on Market 2
Zoning M-1 d75
HOA Fees 78.75
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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