

\$500,000 - 107, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2116647

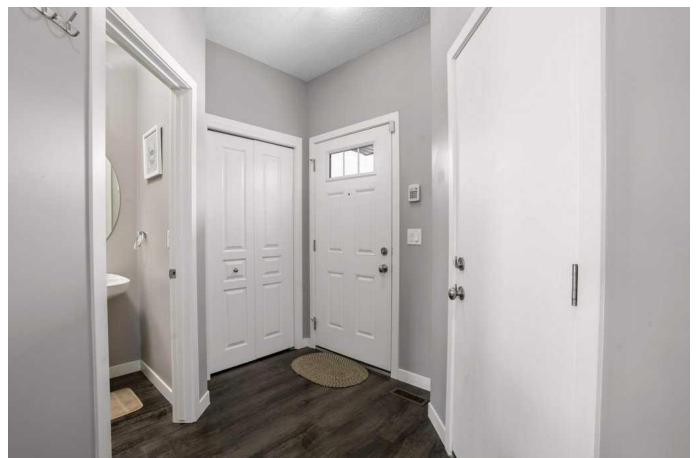
\$500,000

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill! Step into this inviting corner unit townhouse, boasting a comfortable 1,266 sq ft of developed living space and a convenient location near a variety of amenities. With 3 bedrooms and 3 bathrooms, along with an attached single garage and personal driveway, this residence offers a warm and welcoming atmosphere for everyday living. The main level invites relaxation with its open concept layout, featuring a bright kitchen equipped with stainless steel appliances, granite counters, a large center island, and a spacious pantry for storing all your culinary essentials. Throughout the home, enjoy the warmth and durability of laminate floors, creating a cozy ambiance that's perfect for unwinding after a long day. The dining area provides a spacious spot for meals and gatherings, with easy access to the rear patio through sliding doors, ideal for enjoying a morning coffee or evening barbecue in the fresh air. Upstairs, the three bedrooms offer peaceful retreats, including the primary bedroom with its own full ensuite with rain-showerhead and walk-in closet, providing a private sanctuary for relaxation. The living room and den are versatile spaces for leisure and entertainment, enhanced by two-zone, hardwired speakers and upgraded lighting that add a touch of sophistication without sacrificing comfort. Conveniently located near various amenities, including ample visitor parking, this home offers practicality and ease of living. The unfinished basement with



rough-in plumbing allows for customization according to your preferences, providing an opportunity to create the perfect space for your needs. Nestled in the welcoming community of Sage Hill, residents can enjoy nearby parks, scenic pathways, shopping centers, schools, and seamless access to major routes, making it an ideal place to call home for families and individuals alike. Experience the charm of this townhouse and create lasting memories in a space that truly feels like home.

Built in 2012

Essential Information

MLS® #	A2116647
Price	\$500,000
Sold Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	107, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R3

Amenities

Amenities	Visitor Parking
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Parking Spaces	2
Parking	Driveway, Front Drive, Single Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry
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	Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Shingle Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 2nd, 2024
Days on Market	11
Zoning	M-1 d75
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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