

\$529,900 - 1705, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2136968

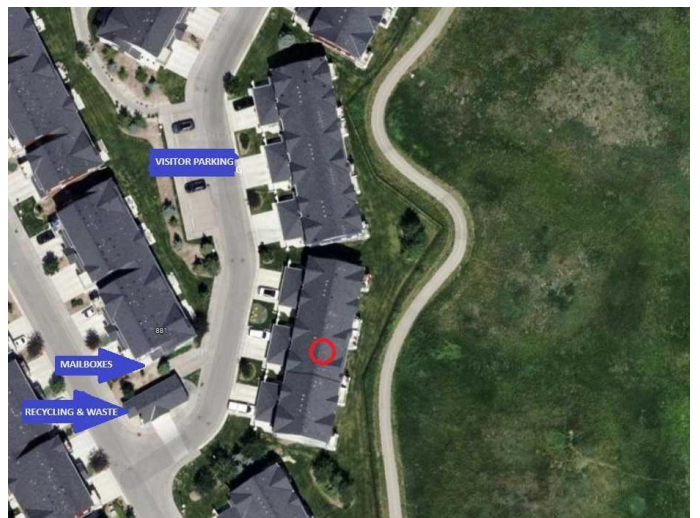
\$529,900

3 Bedroom, 4.00 Bathroom, 1,324 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This immaculately kept 2-storey walk-out townhome is nestled in the picturesque and sought-after northwest community of Sage Hill, in the well-maintained complex Sonoma, right next to the green ravine. It offers almost 2000 sq ft of living space and a very functional and efficient layout that allows an abundant flow of natural light throughout. By stepping inside you notice a spacious bright foyer with handy 2pc bath and a generous den, ready to transform into your personal sanctuary, home office or any of your creative needs. The elegant kitchen features modern, flat-panel cabinets, sleek stainless-steel appliances, pristine white quartz countertops, near at hand pantry, and a massive double-sink island that serves as a convenient breakfast bar as well. Entertain or relax in the cozy living room and generous dining area with large windows covered with Top Down Bottom Up blinds or step onto the balcony for a mesmerizing East-facing ravine view and enjoy the tranquility of the moment. The main floor is complemented with the exquisite luxury vinyl flooring that brings contemporary feeling to it and elevates the everyday experience. As you walk up you find yourself in the master retreat with 4 pc ensuite, walk-in closet with window and stunning views of the ravine below. This primary bedroom with favorable east orientation is pleasantly cool during hot summer nights, ready for a peaceful sleep. Two well- sized bedrooms and another 4pc bath complete the upper-level resting area of



this versatile dwelling. The WALK-OUT basement with large windows has been professionally developed by the same builder as the townhome itself. You may appreciate the practical 4pc bathroom, laundry with huge storage room and an extensive family/rec room. The smooth access to the outdoor concrete deck makes it easy for you to enjoy fresh air, privacy, BBQ gatherings and breathtaking view of the green space. A single attached car garage adds convenience and provides enough room to fit even a larger car. This beautiful townhome with one of the best locations withing the complex is just steps away from the recycling & trash building, mailbox panel and visitor parking. Also just minutes away from shopping, cafes, restaurants, and retail options. With easy access to Stoney Trail, Shaganappi, and major roadway. This Beautiful Home may be the one you are looking for, the one that you may call YOUR HOME.

Built in 2014

Essential Information

MLS® #	A2136968
Price	\$529,900
Sold Price	\$529,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,324
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1705, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R2

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 6th, 2024
Days on Market	6
Zoning	M-1 d75
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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