



THE
A-TEAM

**RE/MAX
FIRST**

881 SAGE VALLEY Boulevard #1304, Calgary T3R 0R2

MLS® #: **A2157188**

Area: **Sage Hill**

Listing Date: **09/05/24**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **1,220**
Low Sqft:
Ttl Sqft: **1,220**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

13
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Access:

Lot Feat:
Park Feat: **Other**
Single Garage Attached

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 10`0"
Living Room	Main	14`3" x 12`6"
2pc Bathroom	Main	4`11" x 4`3"
Bedroom - Primary	Upper	12`0" x 10`0"
4pc Ensuite bath	Upper	8`5" x 4`10"
Walk-In Closet	Upper	4`11" x 4`11"
Foyer	Lower	14`0" x 3`8"

Room	Level	Dimensions
Pantry	Main	3`11" x 3`11"
Dining Room	Main	8`0" x 8`0"
Laundry	Main	3`0" x 3`0"
Walk-In Closet	Upper	8`5" x 4`0"
Bedroom	Upper	12`5" x 10`7"
Furnace/Utility Room	Upper	4`11" x 3`4"
Storage	Lower	10`0" x 4`0"

Legal/Tax/Financial

Condo Fee:
\$282

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1313465**

Remarks

Pub Rmks: **Welcome to Sonoma at Sage Hill, where modern living meets exceptional value! This bright and stylish 2-bedroom, 1.5-bath townhome offers a perfect combination of luxury and affordability. The attached garage provides ample storage, making life even more convenient. As you ascend the stairs, you'll be greeted by a sleek, blue-accented lower level, highlighted by a striking kitchen, complete with a pantry. The main floor features soaring 9-foot ceilings, luxury vinyl plank flooring, and a spacious balcony—ideal for relaxing with your favorite drink. For added convenience, the in-suite laundry is situated just off the kitchen. Upstairs, the two well-appointed bedrooms and a beautiful bathroom await. The primary suite boasts a walk-through closet with direct access to the 4-piece bath, offering privacy and ease. Nestled in the highly sought-after community of Sage Hill, this home is just minutes from an array of shopping, dining, and entertainment options. With quick access to Stoney Trail, commuting around the city or heading out to Banff is a breeze. Plus, the proximity to the airport makes traveling effortless. This meticulously maintained unit offers exceptional value. Schedule your showing today and experience the best of Sage Hill living!**

Inclusions:
Property Listed By: **Hoodfan
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







