



THE
A-TEAM

**RE/MAX
FIRST**

881 SAGE VALLEY Boulevard #1203, Calgary T3R0R3

MLS®#: **A2181173**

Area: **Sage Hill**

Listing Date: **11/26/24**

List Price: **\$490,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,178**
Low Sqft:
Ttl Sqft: **1,178**

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Level,Street Lighting,See Remarks**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`5" x 15`4"
2pc Bathroom	Main	4`7" x 4`11"
Entrance	Main	3`10" x 11`0"
Bedroom - Primary	Second	10`7" x 10`8"
Walk-In Closet	Second	5`2" x 3`10"
4pc Bathroom	Second	4`11" x 8`1"
Laundry	Lower	5`0" x 18`7"

Room	Level	Dimensions
Kitchen	Main	8`11" x 13`8"
Living Room	Main	12`0" x 13`3"
Bedroom	Second	9`0" x 9`3"
4pc Ensuite bath	Main	4`11" x 8`1"
Bedroom	Second	8`11" x 8`4"
Storage	Lower	3`10" x 14`4"

Condo Fee:
\$312

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1411004**

Remarks

Pub Rmks: **Welcome to SONOMA in Sage Hill - This exceptional three-bedroom Morrison 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!**

Inclusions: **NONE**
Property Listed By: **eXp Realty**

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







