



THE
A-TEAM

**RE/MAX
FIRST**

881 SAGE VALLEY Boulevard #809, Calgary T3R 0R4

MLS® #: **A2187124** Area: **Sage Hill** Listing Date: **01/12/25** List Price: **\$409,000**
 Status: **Pending** 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:

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Finished Floor Area
 Abv Sqft: **1,120**
 Low Sqft:
 Ttl Sqft: **1,120**

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Parking Pad, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer:
 Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|-------|---------------|-------------------|-------|----------------|
| Dining Room | Main | 35`0" x 25`2" | 2pc Bathroom | Main | 13`11" x 16`2" |
| Living Room | Main | 46`6" x 41`0" | Kitchen | Main | 29`3" x 39`1" |
| 4pc Ensuite bath | Third | 27`1" x 16`2" | Bedroom - Primary | Third | 39`8" x 33`4" |
| Bedroom | Third | 40`9" x 34`5" | | | |

Legal/Tax/Financial

Condo Fee: **\$296** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

Legal Desc:

1413065

Remarks

Pub Rmks:

Welcome to Sonoma at Sage Hill! This bright and stylish 2-bedroom, 1.5-bath townhome CORNER UNIT offers the perfect blend of luxury and affordability. The attached garage provides ample storage for added convenience. As you step upstairs, the main floor boasts 9-foot ceilings, luxury vinyl plank flooring, with a stunning kitchen featuring a pantry and a spacious balcony—perfect for unwinding with your favorite beverage. In-suite laundry is conveniently located off the kitchen. Upstairs, two well-appointed bedrooms and a beautiful bathroom await. The primary suite features a walk-through closet with direct access to the 4-piece bath for privacy and ease. This home is just minutes away from shopping, dining, and entertainment options. Quick access to Stoney Trail ensures an easy commute around the city and easy access to the airport. This meticulously maintained unit offers incredible value—schedule your showing today to experience the best of Sage Hill living!

Inclusions:

NA

Property Listed By:

Grand Realty

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



