

1212, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2165716



\$389,900

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Storey | | |
| Size: | 1,124 sq.ft. | Age: | 2013 (11 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Cul-De-Sac, See Remarks | | |

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|--------------------|--|-------------------|---------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Shingle | Condo Fee: | \$ 243 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Window Coverings | | |

OPEN HOUSE SUNDAY 3-5PM!!! Welcome to Sagestone! This stunning end unit townhome is bathed in natural light and situated in the vibrant family-friendly community of Sage Hill. Perfectly positioned within walking distance of shopping, drugstores, parks, and pathways, this home offers convenience and charm in one. As you enter, you're greeted by a spacious open foyer and an oversized single-car garage, ideal for both parking and additional storage. The main floor features an inviting, open layout with 9-foot ceilings and a versatile moveable island—easily adjust the space to fit your dining needs. The large windows open up to a generous balcony, perfect for enjoying indoor/outdoor living on warm summer days. A convenient 2-piece powder room rounds out the main level, ideal for guests. Upstairs, the third floor boasts tall ceilings and includes two spacious bedrooms and a well-appointed 4-piece bathroom. The Primary bedroom offers a generous layout with a large walk-through closet that leads to the bathroom, giving you a master suite experience. Additional highlights include a sizable laundry and storage room, making chores a breeze. Whether you're a first-time homebuyer or an investor, Sage Hill and Sagestone present a fantastic opportunity. Don't miss out on this exceptional property—call now to schedule your private viewing!