

**801, 881 Sage Valley Boulevard NW
Calgary, Alberta**

MLS # A2173802



\$415,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,121 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 296

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

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!