

**706, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2199989



\$399,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	979 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY MARCH 16 2-4PM! Welcome to this beautifully maintained 2-bedroom, 2-bathroom stacked townhouse offering a perfect blend of modern living and low-maintenance convenience. This bright and inviting 979 sq ft home features an open-concept design that maximizes space and natural light, creating a welcoming atmosphere ideal for both relaxing and entertaining. The spacious living and dining areas flow seamlessly into the well-equipped kitchen, making meal prep and hosting guests a breeze. Large windows flood the space with sunlight, adding to the airy feel of the home. Both bedrooms are generously sized, providing ample closet space, while the two bathrooms, including a full ensuite, offer practicality and comfort. The standout feature of this home is its potential for customization—the unfinished basement presents endless opportunities to create additional living space that suits your needs. Whether you're looking to add an extra bedroom, a home office, or a cozy family room, this versatile space allows you to personalize the home and increase its value over time. This townhouse is perfect for first-time buyers, downsizers, or those seeking a more manageable living space. With its pet-friendly community, it's also a great fit for pet owners who enjoy a walkable, green space for their furry companions. The property allows pets of all sizes, offering a rare opportunity to enjoy a spacious home with no restrictions on your pets. Additionally, the home comes with an outdoor parking stall, ensuring convenient and easy access. The well-maintained exterior and private feel of the property make it a tranquil retreat, while being part of a vibrant, growing community. Located in a sought-after area, this townhouse is just minutes away from shopping, dining, parks, schools, and public transportation. Whether you work in the city or prefer

the peace of suburban life, this home provides the perfect balance of both. The Sage Hill community offers a family-friendly atmosphere, with parks and recreational areas, making it an excellent choice for those looking for a quiet, comfortable living environment with all the conveniences of urban amenities just a short drive away. In addition to its appeal for first-time buyers and downsizers, this home is also a great investment opportunity. With its affordable price point and location in a growing neighborhood, it holds significant potential for long-term rental income or future property value appreciation. The low-maintenance nature of the home allows for easy upkeep, and with the added space in the basement, there's potential to expand and enhance its value even further. Whether you're just beginning your homeownership journey or seeking an investment property, this townhouse is the perfect option for those looking for a home that combines practicality, value, and future potential. Don't miss the chance to see this wonderful home—schedule a private showing today and experience everything it has to offer!