

**1211, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2200671



\$384,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,017 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Guest, Oversized, Si		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Storage		

Inclusions: Clients removed the original microwave/fan and replaced with a smaller one. The original SS microwave (standard size) works great and will be left for the buyers along with the smaller one that is currently installed.

Welcome to this beautifully maintained 3-story townhome in the desirable Sage Hill community, an ideal location for young families. With its spacious layout and high-end finishes, this home offers the perfect blend of modern luxury and comfort. As you enter the home, you'll be greeted by a spacious foyer, closet and a convenient mechanical room with extra storage. The oversized single garage provides plenty of room for both your vehicle and additional belongings. The second floor features a bright, open-concept main living area, perfect for entertaining friends and family. With 9-foot ceilings and large windows, natural light floods the space throughout the day. Step out onto the large balcony off the living/dining room—ideal for outdoor entertaining or enjoying a quiet morning coffee. The gourmet kitchen includes modern laminate wood flooring, sleek quartz countertops, and stainless-steel appliances, making it a dream for home chefs. The third floor hosts a spacious primary suite complete with a walk-in closet. A second bedroom offers flexibility as a guest room, home office, or nursery. Conveniently located on this level, the laundry area adds ease and functionality to your daily routine. Sage Hill is a growing and vibrant community, with parks, playgrounds, and new shopping developments just minutes away. The home's proximity to major roads like Stoney Trail provides quick access to the rest of the city, making commuting and daily errands a breeze. Don't miss your chance to view this stunning property—schedule a showing today!