

# \$479,900 - 1804, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2222978

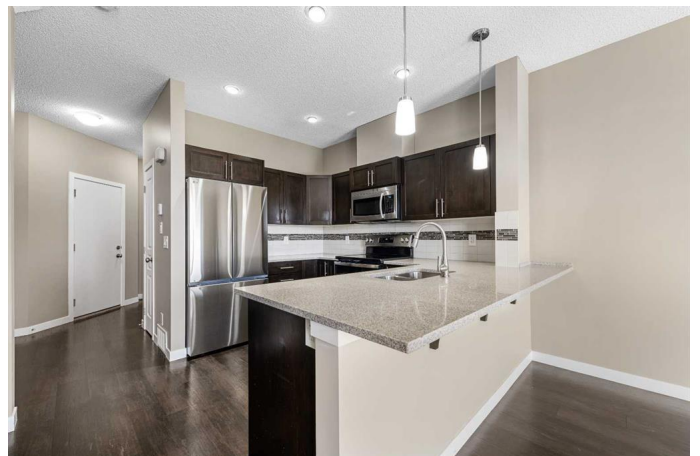
**\$479,900**

2 Bedroom, 4.00 Bathroom, 1,340 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to beautiful Sonoma at Sage Hill. This Move-in Ready townhome has 1913 sq ft of living space, 2 Primary Beds with 4pc Ensuites and walk-in closets, New Appliance package, Walk out Basement that backs onto green space and an Attached Garage!! Start each day in this super bright kitchen with an unobstructed view of the pathways and natural ravine from your private upper balcony. With Quartz counter tops, undermount sink, tons of cabinet space for extra storage including a closet/pantry to keep yourself clean and organized plus a BRAND NEW FRIDGE, STOVE and DISHWASHER package! The patio door and large living room window floods the Dining and Family room with natural light, connecting the living space with the upper balcony for BBQ's or unwinding with a spectacular view. Just off the kitchen is the Den/office space, main floor powder room and the spacious foyer with the attached garage entry. The upper level is where you'll find 2 bright and large primary bedrooms with 4pc ensuites (Quartz counters), walk in closets and upper level Laundry!! The lower level has a large sunny rec room with a WALK OUT BASEMENT, a full 4pc bathroom (Quartz Counters) and an extra storage room. The lower patio connects you to the green space with a separate entrance and another quiet area to sit and relax and be outside. BRAND NEW carpets have been installed throughout (Spring 2025) and everything has been freshly painted so all you need to do is move in and



enjoy. With an attached garage, manicured curb appeal and tons of room for everyone, you can start fresh and clean in this Sage Hill gem. Just minutes from shopping and more adjacent green space with pathways for biking and walking this family friendly and Move in Ready home won't last long. Contact your favourite realtor now and come see your new home.

Built in 2013

### **Essential Information**

MLS® #	A2222978
Price	\$479,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,340
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1804, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

# of Garages 1

### Interior

Interior Features   Pantry, Separate Entrance, Storage, Walk-In Closet(s), No Smoking Home, Quartz Counters

Appliances         Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan

Heating             Forced Air, Natural Gas

Cooling             None

Has Basement       Yes

Basement           Finished, Full, Walk-Out

### Exterior

Exterior Features   Balcony

Lot Description     Landscaped, Rectangular Lot

Roof                 Asphalt Shingle

Construction       Wood Frame, Composite Siding

Foundation          Poured Concrete

### Additional Information

Date Listed          May 22nd, 2025

Days on Market      88

Zoning               M-1

HOA Fees             79

HOA Fees Freq.      ANN

### Listing Details

Listing Office       eXp Realty

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