1508, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2226076
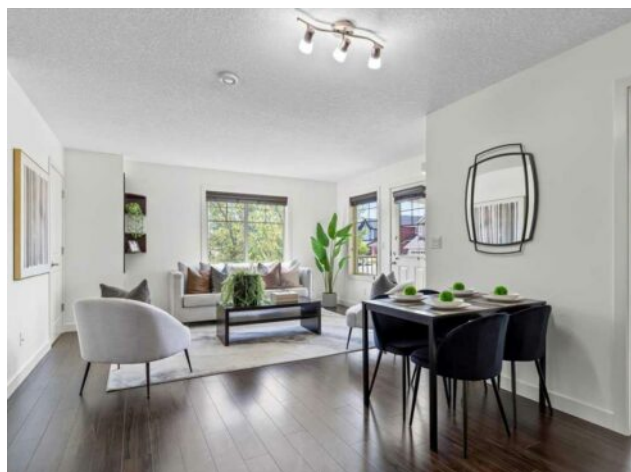
$329,900

Division:	Sage Hill
Type:	Residential/Five Plus
Style:	Bungalow

Size:	806 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	1

Garage:	Assigned, Plug-In, Stall
Lot Size:	-
Lot Feat:	Landscaped, Level, Low Maintenance Landscape

Heating:	In Floor, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 253
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water		

Inclusions:	N/A

This meticulously maintained, exceptionally upgraded townhouse has been freshly painted throughout with high-end Benjamin Moore paint. The bright and inviting residence features numerous upgrades, including hardwood flooring, stainless steel appliances, quartz countertops with a granite undermount sink, tile flooring at the entrance, custom wood slat blinds, built-in closet organizers, and in-floor heating for year-round comfort. Every detail has been thoughtfully designed to add a sense of luxury and sophistication to your living space. A large storage room provides ample space to keep your home organized and clutter-free. Located in the vibrant community of Sage Hill, this home offers exceptional convenience and access. Just steps from the unit is Liam Field Park, a sprawling green space with sports fields. You are also less than a seven-minute walk to Sage Hill Quarter, which offers groceries, restaurants, shops, a fitness centre, a pharmacy, and more. Transit is easily accessible with a nearby bus stop, and the area features scenic walking trails, parks, and schools, along with quick connections to Stoney Trail and Shaganappi Trail. Sage Hill is the perfect blend of suburban comfort and urban access, making it an ideal location for families, professionals, or anyone seeking modern living in a peaceful setting. Don’t miss your chance to make this stunning home your own.