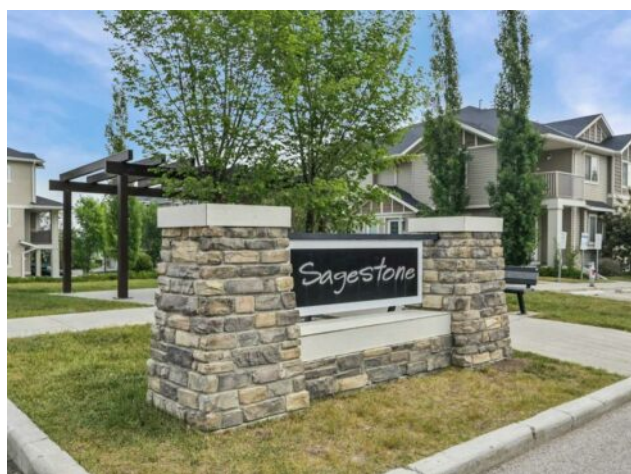


**1105, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2231336



\$394,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,128 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Faces Front, Secured, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Nest thermostat, shelving

**** LOVE YOUR LIFESTYLE! * RARE** air conditioned 2 bedroom + 2 bathroom + 2-car parking with an attached garage and concrete pad

****** This classic 2-story 1128+ SF townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, parks, shopping, pathways, dog parks, community center, Beacon Hill, and FUN! The spacious main living area includes a large living area + dining room with bright west-facing windows. Plus, an open "Chef's" kitchen has lots of counter space, wood shaker style cabinet doors, white quartz counters, and stainless steel appliances. **BONUS:** smooth top electric stove with OTR microwave, and water line service to the fridge with ice/water door dispensing. A sizeable west-facing outdoor 14' x 6' upper deck is quickly accessed through the french door and offers a nice place to enjoy the BBQ on your summer evenings. The upper floor features two good-sized bedrooms and a full bathroom. The primary bedroom layout features a private ensuite door through the walk-in closet. **BONUS:** Water softener, AC, Hunter Douglas window coverings, Nest thermostat, and upgraded comfort tech equalizer furnace. The home has everything you need with a functional yet stylish layout. A quick July possession date is available! Call your friendly REALTOR(R) to book a viewing!