

1212, 250 Sage Valley Road NW  
Calgary, Alberta

MLS # A2165716



## \$415,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 243
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Window Coverings		

Welcome to Sagestone! This stunning end unit townhome is bathed in natural light and situated in the vibrant family-friendly community of Sage Hill. Perfectly positioned within walking distance of shopping, drugstores, parks, and pathways, this home offers convenience and charm in one. As you enter, you're greeted by a spacious open foyer and an oversized single-car garage, ideal for both parking and additional storage. The main floor features an inviting, open layout with 9-foot ceilings and a versatile moveable island—easily adjust the space to fit your dining needs. The large windows open up to a generous balcony, perfect for enjoying indoor/outdoor living on warm summer days. A convenient 2-piece powder room rounds out the main level, ideal for guests. Upstairs, the third floor boasts tall ceilings and includes two spacious bedrooms and a well-appointed 4-piece bathroom. The Primary bedroom offers a generous layout with a large walk-through closet that leads to the bathroom, giving you a master suite experience. Additional highlights include a sizable laundry and storage room, making chores a breeze. Whether you're a first-time homebuyer or an investor, Sage Hill and Sagestone present a fantastic opportunity. Don't miss out on this exceptional property—call now to schedule your private viewing!