



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1102, 881 Sage Valley Boulevard NW  
Calgary, Alberta

MLS # A2304378



**\$370,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Enclosed, Garage Faces Front, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Balcony Umbrella		

This thoughtfully designed, pet friendly, end-unit townhome offers upgrades and features not always found in other units within the complex. You'll appreciate quartz countertops in the kitchen and 4-piece bathroom, a built-in central vacuum system with toe kicks at the kitchen island and upper bathroom, custom walk-through closet built-ins and a garage that can accommodate a small truck. Upon entry, you're welcomed by a functional foyer with access to the single attached garage. Upstairs, the open-concept kitchen, dining, and living area is filled with natural light from the southwest-facing windows and features vinyl plank flooring throughout. The kitchen is finished with trendy cabinetry, stainless steel appliances and a spacious corner pantry. The dining area sits beside the balcony, making it perfect for both hosting and BBQing, while also benefiting from an extra window as one of the many perks of being an end unit. The bright and inviting living room is the perfect place to relax, especially for those who love houseplants and natural light. Both main floor windows are also enhanced with upgraded shutters. The second level is complete with a convenient stacked laundry area and a 2-piece bathroom. On the upper floor, you'll find a spacious primary bedroom featuring a Juliette balcony, bedside pendant lighting, and a walk-through closet with high-end built-in cabinetry leading to the 4-piece bathroom. The bathroom includes a tub with a glass sliding panel, a rain-head style shower attachment, and an additional central vacuum toe kick at the vanity. The second bedroom is also generously sized and offers a large closet. This well-managed complex is known for its excellent neighbours and strong sense of community. Whether you're looking for a place where your kids can enjoy the complex bike rides or somewhere peaceful to

unwind, this home offers both. Residents can also enjoy the recently updated landscaping throughout the complex. Ideally situated close to every amenity you could need, including Costco, Walmart, parks, walking paths, and with easy access to major roadways throughout the city. Check out the 3D Virtual Tour and book your showing today!