



**GRASSROOTS**  
REALTY GROUP

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303, 250 Sage Valley Road NW  
Calgary, Alberta

MLS # A2315017



**\$305,000**

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Sage Hill             |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 2 Storey              |        |                   |
| Size:     | 930 sq.ft.            | Age:   | 2013 (13 yrs old) |
| Beds:     | 2                     | Baths: | 1 full / 1 half   |
| Garage:   | Stall                 |        |                   |
| Lot Size: | -                     |        |                   |
| Lot Feat: | Other                 |        |                   |

|             |                                               |            |         |
|-------------|-----------------------------------------------|------------|---------|
| Heating:    | Forced Air                                    | Water:     | -       |
| Floors:     | Carpet, Ceramic Tile                          | Sewer:     | -       |
| Roof:       | Asphalt Shingle                               | Condo Fee: | \$ 248  |
| Basement:   | Full                                          | LLD:       | -       |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame            | Zoning:    | M-1 d75 |
| Foundation: | Poured Concrete                               | Utilities: | -       |
| Features:   | Closet Organizers, Elevator, Granite Counters |            |         |

Inclusions: n/a

Very QUIET location, w/ close proximity to Creekside Shopping Centre, Anytime Fitness, and Sage Hill Crossing. Costco and Beacon Hill are a short drive away. Situated in the quiet subdivision of Sagestone, this complex backs onto a HUGE PARK. Quick access to Stoney Trail, Sarcee Trail and Symons Valley Parkway. The main floor has an open concept, including the Living room, Dining room and Kitchen. The Kitchen features modern appliances, a tiled backsplash. and dark cabinetry. Ceramic Glass Top stove with Self Cleaning Oven and Microwave Hood Fan. The main 2-pce bath is conveniently located on the landing to the basement for maximum privacy. Upstairs, your large Primary bedroom has a dual-access 4-Pce Bath. The Secondary bedroom is also spacious. The laundry room is conveniently located upstairs. The basement has roughed-in plumbing and is ready for your imagination. Your parking stall is right in front of the unit. Enjoy your morning coffee on your front step!