



GRASSROOTS
REALTY GROUP

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1401, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2327436



\$359,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	829 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Cleared, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 267
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

WELCOME TO ONE OF THE BEST-LOCATED END UNITS IN THE COMPLEX! Offering 3 GENEROUS BEDROOMS, 2 FULL BATHROOMS, and ALMOST 1,500 SQ FT. of Total DEVELOPED LIVING SPACE, this home delivers OUTSTANDING FUNCTIONALITY for first-time buyers, Growing families, Downsizers, or Savvy investors alike. BEAUTIFULLY MAINTAINED and PROFESSIONALLY PAINTED THROUGHOUT, this move-in-ready home combines style, comfort, and exceptional value. Perfectly situated facing a quiet street with abundant unrestricted parking right outside your door and just steps to green space and parks, this is a location you'll truly appreciate. Step inside to a bright, open-concept floor plan designed for both everyday living and effortless entertaining. The SPACIOUS KITCHEN is the heart of the home, featuring rich espresso cabinetry, elegant granite countertops, quality black appliances, generous counter space, and plenty of storage. The adjoining dining and living areas create a warm and inviting atmosphere filled with natural light. The main level offers a spacious primary retreat complete with a walk-in closet, a beautifully maintained full bathroom with custom built-in cabinetry, and a generously sized second bedroom. The PROFESSIONALLY BUILDER-FINISHED BASEMENT provides INCREDIBLE ADDITIONAL LIVING SPACE, Featuring a LARGE FAMILY/RECREATION ROOM, a SPACIOUS " THIRD BEDROOM, " and a SECOND " FULL 4-PIECE BATHROOM, " Perfect for guests, teenagers, extended family, or a home office. Enjoy one of the most desirable locations in the complex with easy access to schools, playgrounds, shopping, restaurants, public transit, and all major amenities. Immediate possession is available, allowing you to move in and start enjoying your new home right away. EXCEPTIONAL LOCATION.

Impeccable condition. Outstanding value. This is a rare opportunity to own one of the finest homes in the complex. Book your private showing today before this exceptional property is gone!