

1603, 881 Sage Valley Boulevard NW
Calgary, Alberta

MLS # A2283443



\$479,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full	LLD:	-
Exterior:	Concrete, Other	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home		

Inclusions: TV mount x2, coffee station counter/cupboard in basement, tire racks and shelves in garage, shelves in storage room, additional furniture negotiable- speak with listing agent

Welcome to unit #1603 located at The Sonoma of Sage Hills! This bright and beautiful three-bedroom unit backs onto a scenic ravine, offering privacy, natural views and clear pride of ownership throughout. Featuring three full bathrooms plus a convenient half bath, this home combines thoughtful upgrades with functional living space. There is a bright and open main living area with a well-appointed kitchen featuring stainless steel appliances, gas range and quartz countertops. There is also additional flex space on the main floor, perfect for a home office or sitting area. There are three bedrooms on the second floor, including the spacious primary bedroom complete with a private ensuite bathroom and a walk-in closet. There is an additional full bathroom to serve the other two bedrooms on this floor. The lower level is very bright and inviting featuring upgraded "sunshine package" windows allowing in a plethora of natural light. The basement was professionally finished with extra insulation for added comfort, quiet and energy efficiency. The basement also includes a spacious, functional laundry room and excellent storage options. Recent upgrades include: a newer furnace (2023), and a newer garage door and opener. Conveniently located near ample shopping, walking paths and everyday amenities, with two new schools approved for the community- this property will appeal to a wide range of lifestyles and needs.