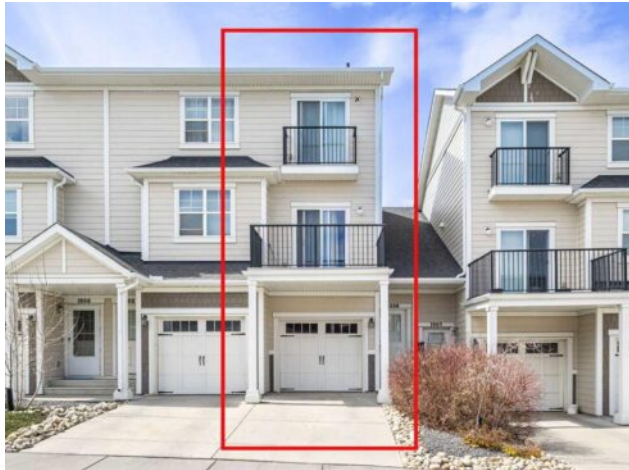


**1908, 881 Sage Valley Boulevard NW  
Calgary, Alberta**

**MLS # A2309725**



**\$474,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this stunning 2-storey townhouse in the highly desirable community of Sage Hill, offering the perfect combination of modern design, comfort and functionality. Featuring 4 spacious bedrooms, 3.5 bathrooms, and a single attached garage with additional driveway parking. Step inside to discover a bright and airy living room with an abundance of natural light streaming through large, expansive windows. The open-concept main level showcases gorgeous vinyl flooring, a large dining area, and a contemporary kitchen complete with sleek white cabinetry, quartz countertops, a kitchen island/breakfast bar, and stainless-steel appliances, ideal for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and private 4-piece ensuite. The fully finished basement adds exceptional versatility with a large recreation room, fourth bedroom, and an additional full 4-piece bathroom, perfect for guests, a home office, or growing families. Enjoy summer evenings on the backyard patio backing onto green space, creating a peaceful setting for relaxing or hosting gatherings. Conveniently located near schools, shopping, restaurants, parks, and playgrounds, this home offers outstanding value in one of Calgary’s most vibrant northwest communities. A fantastic opportunity to own a stylish and move-in-ready home in Sage Hill - book your private showing today!