

# \$509,900 - 708, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2210431

**\$509,900**

3 Bedroom, 4.00 Bathroom, 1,247 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Your Dream Home in Sage Hill!  
Discover the perfect blend of modern comfort and natural beauty with this upgraded 3-bedroom, 3.5-bathroom end-unit townhome in the sought-after Sonoma at Sage Hill. Whether you're a first-time homebuyer, a downsizer, or a savvy investor, this home offers everything you need to live, relax, and grow.

Prime Location with Nature at Your Doorstep  
Nestled in the vibrant community of Sage Hill, this home backs onto a serene parkland with benches and walking paths—ideal for morning strolls or unwinding after a busy day. You'll love the convenience of nearby shopping hubs like Sage Hill Crossing and Beacon Hill and quick access to major roads like Shaganappi and Stoney Trails.

**Bright & Stylish Living Spaces**

Step into a spacious open-concept main floor featuring 9-ft ceilings and luxury vinyl plank flooring. Large windows overlooking the park brighten the living and dining areas, while built-in high-gloss cabinetry adds a touch of elegance. The sleek white kitchen has soft-close drawers, an oversized quartz island, and premium stainless steel appliances—perfect for hosting friends or preparing family meals.

**Comfortable Bedrooms for Everyone**

Upstairs, you'll find two generously sized



bedrooms with walk-in closets and private ensembles featuring modern rain shower/tub combos. A third bedroom and full bathroom on the finished lower level provide a cozy retreat for guests or an ideal home office setup. The lower level also includes a rec room for extra living space.

#### Turnkey Convenience

This move-in-ready home boasts thoughtful features like a second-floor laundry with a front-loading washer and dryer, an insulated single-car garage, and a private patio perfect for relaxing or entertaining.

#### Exceptional Community Living

Sonoma at Sage Hill is a pet-friendly complex (with condo board approval) offering low condo fees, visitor parking, and underground sprinklers for easy landscaping care. The durable exterior ensures lasting curb appeal. With walking trails, green spaces, and proximity to schools and services, this community is perfect for families and outdoor enthusiasts.

#### Why This Home Is Perfect for You

Whether you want to start your homeownership journey, downsize to a low-maintenance lifestyle, or invest in Calgary's thriving real estate market, this townhome has it all. From its prime location to its impeccable design and thoughtful features, this is the home you've been waiting for.

Built in 2015

#### Essential Information

MLS® #	A2210431
Price	\$509,900
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	708, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0R4

### **Amenities**

Amenities	Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Storage
Lot Description	Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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