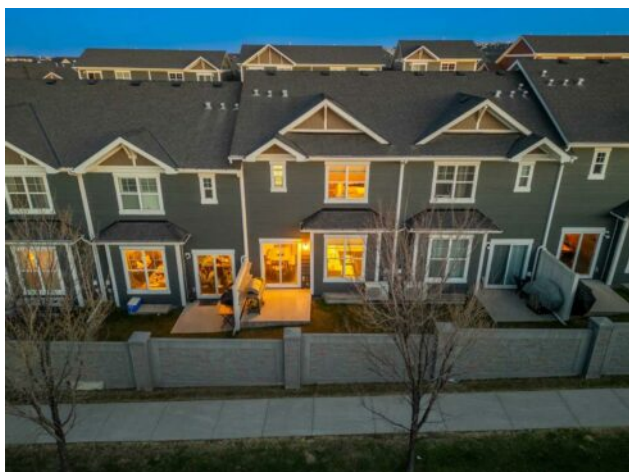


**303, 881 Sage Valley Boulevard NW  
Calgary, Alberta**

**MLS # A2218833**



**\$520,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Murphy bed, built in shelving in family room, Bose sound system		

Quintessential in design, this two-storey townhome is one you can only dream of! A contemporary masterpiece, boasting show-home worthy finishes and over 1800 square feet of developed living space. From the moment you walk in, you will be captivated by the opulent finishes and premium selections offered in this townhome. The formal entryway welcomes you with striking 'ceilings and beautiful engineered hardwood. Walk through to your gourmet kitchen, a culinary retreat, framed with 'soft-close cabinetry, quartz countertops, refined backsplash, elevated hardware and a generous pantry. The appliance suite hosts top-tier appliances including a gas range, 'refrigerator and bosch dishwasher. The kitchen features an extravagant quartz island with designer lighting. The open concept design seamlessly transitions from room to room, making entertaining effortless. The dining nook is an ideal setting for intimate dinners with loved ones and this room bridges your kitchen and family room. From here you can access your patio, an outdoor oasis with a natural gas line, perfect for alfresco dining while taking in summer nights. The family room is elevated by gorgeous built-in cabinetry and has a plethora of natural light from the abundance of windows in this floorplan. A rare and welcomed feature in this townhome is the den outfitted with acoustic paneling and a Teknion commercial grade acoustic glass office door – so you can work from home without disruption, or alternatively use this space as a studio. The primary bedroom has space for a king-sized bed and is adorned by a luxurious walk-in closet and four-piece spa. The upstairs is completed by two more spacious bedrooms and an additional four-piece bath. The fully finished basement offers space for the entire family! The lower level features a generous bedroom complete

with a murphy bed and built-ins and a gorgeous three-piece ensuite. The crown jewel of the lower level is the impressive movie theatre/family room that has a tiered (movable) floor and has an included 'Bose' surround sound system ensuring an auditory experience par excellence— imagine the fun you can have watching movies, the flames game, or converting this space into a home gym! The lower level also has an abundance of storage including under the stairs as well as a spacious furnace room that doubles as a laundry room. This residence has an oversized single attached garage plus a driveway so it can accommodate a total of two vehicles, plus visitor parking is nearby. Exceptional value is offered in a unique property that has a total of four bedrooms, an office, four bathrooms, a second family room, storage, a variety of custom features and built-ins, movie theatre equipment and den soundproofing, plus the added perk of central air conditioning! Perfect for those looking to right-size, this townhome has exceptional value and leaves nothing to be desired!