



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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605, 250 Sage Valley Road NW  
Calgary, Alberta

MLS # A2233536



\$399,900

Heating:	Standard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water		
Inclusions:	N/A		

NEW PRICE and WELCOME to this beautiful unit in the desirable community of Sage Hill in the Northwest. This well maintained property showcases true pride of ownership from the moment you walk in the front door. Bright and airy, it's ready for you to make it your own. ENJOY the open concept floor plan in this cozy corner unit . It is an EASY access in and out of the complex. Bask in the morning sun and surrounded by trees and some green space . It is quiet and yet CONVENIENTLY located and close to major amenities and shopping. Benefit from quick ACCESS to Stony Trail, 144 Avenue and Deerfoot, as well as Close PROXIMITY to walking paths and parks .The main floor features two good sized bedrooms with extra deep closets and plenty of storage throughout. The fully developed basement includes a spacious third bedroom ,and a four piece bathroom. . Carpets have been professionally steamed and cleaned .Take the next step and schedule your viewing and MAKE this your HOME today. See you soon.