

# \$520,000 - 303, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2218833

**\$520,000**

4 Bedroom, 4.00 Bathroom, 1,282 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

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 9â€™™ ceilings and beautiful engineered hardwood. Walk through to your gourmet kitchen, a culinary retreat, framed with 42â€™• soft-close cabinetry, quartz countertops, refined backsplash, elevated hardware and a generous pantry. The appliance suite hosts top-tier appliances including a gas range, 36â€™• 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 â€” 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!

Built in 2013

**Essential Information**

MLS® #	A2218833
Price	\$520,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,282
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	303, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air, Full
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market            1  
Zoning                      M-1

**Listing Details**

Listing Office              Real Estate Professionals Inc.

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