

4301, 450 Sage Valley Drive NW  
Calgary, Alberta

MLS # A2176719



## \$389,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** n/a

This stunning corner unit in the Sage Hill community is truly remarkable. Located in the newest building and boasting one of the largest layouts, it features a spacious 2-bedroom, 2-bathroom design with 9-foot ceilings and upgraded stainless steel appliances. Upon entering, you are welcomed by a sizable foyer with ample storage, leading into the main living area. The well-designed floor plan showcases an open kitchen with granite countertops and a large island that connects to the living room. Abundant natural light streams in from the west-facing windows, creating a warm and inviting atmosphere. This quiet home offers an attractive layout, with the two bedrooms positioned on opposite sides for added privacy. The primary bedroom boasts a generous walk-through closet leading to one of the most impressive five-piece ensuites you've ever seen, featuring a soaker tub, a stand-up shower, and dual vanity sinks that add both elegance and practicality to your daily routine. The second bedroom is conveniently located next to the four-piece bathroom. Additional features include heated underground parking and storage, conveniently situated just across from the elevators. Almost all essential amenities, including COOP grocery, Tim Hortons, Shoppers Drug Mart, fitness facilities, and restaurants, are located just across the street. Immediate possession is available for this amazing unit! The affordable condo fees cover everything except electricity. Be sure to check out the 3D tour for the full experience by clicking on the media button.