



**GRASSROOTS**  
REALTY GROUP

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114, 60 Sage Hill Walk  
Calgary, Alberta

MLS # A2214397



**\$419,900**

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	913 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Experience the quality and craftsmanship of the Cohen 2A by Logel Homes, in the newly released Sage Walk Phase 2. This thoughtfully designed residence features 9' knockdown ceilings, luxury vinyl plank flooring, and oversized windows that fill the space with natural light. The upgraded kitchen boasts designer cabinetry, quartz countertops, soft-close dovetail drawers, a full-height tile backsplash, and a premium stainless steel appliance package—including a smooth-top self-cleaning range and fridge—along with an upgraded sink and faucet. Each bedroom includes a private en-suite with quartz countertops and tile flooring; the primary en-suite offers a walk-in shower. Additional features include air conditioning, stacked washer and dryer, titled underground parking, and Alberta New Home Warranty coverage. Ideally located within walking distance to shopping, dining, and everyday amenities, this home offers a perfect blend of style, comfort, and convenience.