



GRASSROOTS
REALTY GROUP

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**1401, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2279386



\$375,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas, Other	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Mirror In entryway, Walk In Closet Built In's

Welcome to this top-floor corner unit in the highly desirable community of Sage Hill. This beautifully appointed 2 bedroom, 2 bathroom condo delivers panoramic views, tons of natural light, an exceptional blend of comfort, style, and functionality. Do you have two vehicles not to worry it comes with 2 Titled Stalls (1 underground and 1 Above) Designed with modern living in mind, the open-concept layout seamlessly connects the living, dining, and kitchen spaces creating a bright, inviting atmosphere ideal for both everyday living and entertaining. The contemporary kitchen features sleek cabinetry, ample amount's of counter space, updated stainless steel appliances helping create a perfect space to cook and entertain. The primary retreat boasts a walk-in closet, and a well-appointed spacious ensuite to help you unwind. While the second bedroom is perfectly positioned for privacy and flexibility. This thoughtfully laid-out home includes an inviting entrance area, In-Suite laundry, impeccably maintained and great flow throughout. Additional highlights include a 2-head air conditioning system with heating capability, ensuring year-round comfort, along with the added peace of mind of a secure, well-maintained building. Located in a quiet, family friendly neighbourhood, you'll enjoy close proximity to parks, walking paths, schools, shopping centres, and a wide variety of restaurants, making daily life both convenient and enjoyable. Whether you're a young professional, couple, or small family, this top-floor corner unit offers an exceptional lifestyle opportunity. Book your private showing today and experience Sage Hill living at its best.