



**105, 138 Sage Valley Common NW
Calgary, Alberta**

MLS # A2152001



\$340,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 687 sq.ft. | Age: | 2021 (3 yrs old) |
| Beds: | 1 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|---------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 309 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Metal Siding , Wood Frame | Zoning: | M1-D100 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

You're going to LOVE WHERE YOU LIVE with this beautiful MOVE IN ready 2 BEDROOM + 2 BATHROOM condo at Q! Built by award winning Morrison Homes it's a condo that will surely tick all your boxes. A perfect blend of modern & classic elegance wrapped up in(686.88 RMS sqft) of living space. This open floor plan offers a sunny master bedroom with an ensuite, a spacious living room with large SOUTH facing windows that look onto your balcony or into your CHEF INSPIRED kitchen featuring a fantastic island dressed in QUARTZ COUNTERTOPS, MODERN INSPIRED CABINETRY, STAINLESS STEEL APPLIANCES, WIDE-PLANK LVP FLOORING. The location is unparalleled as you'll find yourself in a community full of the essentials! Spend your weekends heading out to all the fantastic amenities that surround you whether that be a tasty burger & drink over at Leopolds, your morning coffee at Tim Hortons or brunch over at Sunset Grill...all minutes away from home. Major thoroughfares like Stoney Trail & Deerfoot make it easy for getting around the city. We mean it when we say "You'll LOVE living here".