



GRASSROOTS
REALTY GROUP

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103, 60 Sage Hill Walk NW
Calgary, Alberta

MLS # A2187090



\$429,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	913 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
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Discover modern living with this exceptional 2-bedroom, 2-bathroom ground-floor corner unit in the highly sought-after Sage Walk community, built by Logel Homes. This thoughtfully designed unit offers a spacious open-concept layout, featuring upgraded cabinetry, elegant quartz countertops, and premium stainless-steel appliances in the kitchen. The master suite is a true retreat, boasting a luxurious ensuite with a floor-to-ceiling tiled walk-in shower and a frameless glass door. Experience year-round comfort with Logel Homes' exclusive fresh air intake system and in-unit air conditioning. Additional highlights include 9-foot ceilings, titled underground heated parking with extra storage, and an oversized balcony equipped with a gas line—perfect for evening barbecues. Sage Walk offers the ideal blend of tranquility and convenience, situated just minutes from premier shopping, dining, and major roadways. Don't miss this opportunity—schedule your private viewing today and experience the exceptional craftsmanship and lifestyle Logel Homes has to offer. You won't be disappointed!