

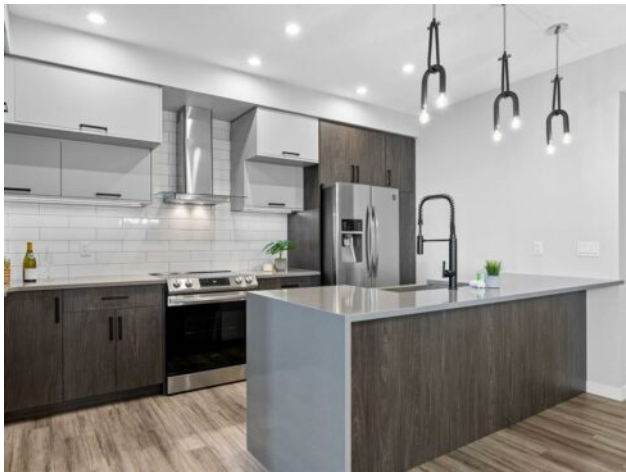


GRASSROOTS
REALTY GROUP

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**301, 138 Sage Valley Common NW
Calgary, Alberta**

MLS # A2208746



\$374,999

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Q in Sage Hill where modern design meets everyday functionality. This FULLY REDESIGNED and UPGRADED third-floor unit stands out from the rest with PREMIUM FINISHES and thoughtful touches throughout. Step into a bright, OPEN-CONCEPT layout featuring a LARGE PRIMARY BEDROOM complete with a BUILT-IN CLOSET SYSTEM and a stunning 4 PIECE EN-SUITE BATHROOM, showcasing luxury features like a free-standing Maax tub with a black Delta tub filler, walk-in shower with rainshower, handshower, and black Delta fixtures, plus a vessel sink with backlit mirror and sleek black hardware throughout. The FULLY UPGRADED KITCHEN is a chef's dream, offering ADDITIONAL CABINETRY, STAINLESS STEEL APPLIANCES, a STAINLESS STEEL FARMHOUSE SINK, and a striking black Kohler SEMI-PRO FAUCET. A spacious 2 PIECE GUEST BATHROOM and IN-SUITE LAUNDRY add to the comfort and practicality of this home. Enjoy year-round comfort with a FULLY DUCTED HEATING & COOLING SYSTEM (CENTRAL A/C), plus a FULLY DUCTED ENERGY RECOVERY VENTILATOR (ERV) that brings in fresh air and removes stale air for improved indoor air quality. Other upgrades include a PREMIUM LIGHTING PACKAGE throughout, BUILT-IT CABINETS in the primary bedroom with stylish barn doors matching the en-suite, and a LARGE BALCONY perfect for morning coffee or unwinding at sunset. This unit includes TWO TITLED PARKING STALLS – one underground and one outdoor – plus a TITLED STORAGE UNIT for added convenience. Located in the heart of Sage Hill, the complex is ideally situated with quick access to major roadways and Calgary International Airport – perfect for frequent travelers or airline professionals. Shopping, dining, and scenic

pathways are all just minutes away. Don't miss your chance to own a truly turn-key property in northwest Calgary!