

**114, 138 Sage Valley Common NW
Calgary, Alberta**

MLS # A2174201



\$384,900

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	780 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 402
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: Washer/dryer, Stove, Hoodfan, Microwave, Dishwasher, Fridge

This amazing spacious 2 bedroom unit has been meticulously cared for by original owners and has been upgraded from the standard finishes to be more luxurious. Featuring quartz countertops in the kitchen and new appliances from the 2021 build of this complex you will have lots of room to eat breakfast at the kitchen island basked in natural sunlight from the ample windows in the main living room area. This END UNIT with HUGE windows in both bedrooms also features in-suite washer and dryer and some storage moving into your 4-piece bathroom close by to the second bedroom which is a great kids room or your dream home office for the young professional. A large primary bedroom can fit your queen bed easily which has a walk in closet with his/hers sides to store the family wardrobe and you can relax in the full en-suite bathroom after a long day at work. Outside you have a BBQ hook up and a LARGE deck creating and extra 79sqft of functional space with a view to the SW Calgary to relax with friends and family. This unit has TWO parking stalls PLUS one STORAGE locker, one underground parkade stall as well as a surface stall for your second family member very close to the front door so you don't need to carry your groceries far after Costco trips! This condo community is ideally located in Q quarter with groceries, shopping, restaurants, pharmacy all within 2-5 minutes walk out your front door! This area is also easily accessible just off Shaganappi trail NW and minutes from the ring road to get anywhere in Calgary with ease. Book your showing today!