

**4301, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2176719



\$389,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	909 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 523
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	n/a		

This stunning corner unit in the Sage Hill community is truly remarkable. Located in the newest building and boasting one of the largest layouts, it features a spacious 2-bedroom, 2-bathroom design with 9-foot ceilings and upgraded stainless steel appliances. Upon entering, you are welcomed by a sizable foyer with ample storage, leading into the main living area. The well-designed floor plan showcases an open kitchen with granite countertops and a large island that connects to the living room. Abundant natural light streams in from the west-facing windows, creating a warm and inviting atmosphere. This quiet home offers an attractive layout, with the two bedrooms positioned on opposite sides for added privacy. The primary bedroom boasts a generous walk-through closet leading to one of the most impressive five-piece ensuite's you've ever seen, featuring a soaker tub, a stand-up shower, and dual vanity sinks that add both elegance and practicality to your daily routine. The second bedroom is conveniently located next to the four-piece bathroom. Additional features include heated underground parking and storage, conveniently situated just across from the elevators. Almost all essential amenities, including COOP grocery, Tim Hortons, Shoppers Drug Mart, fitness facilities, and restaurants, are located just across the street. Immediate possession is available for this amazing unit. Be sure to check out the 3D tour for the full experience!