

**504, 238 Sage Valley Common NW
Calgary, Alberta**

MLS # A2203333



\$335,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	689 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

HIGH END FINISHES | UNDERGROUND PARKING | PRIVATE BALCONY | VIEWS | 2 BED & 2 BATH | Introducing a captivating NEW unit in Sage Hill offering a delightful living experience. This 2 bedroom, 2 bathroom residence encompasses just under 688 square feet of thoughtfully designed living space, featuring high-end luxurious finishes that exude sophistication and elegance. This unit has white cabinets, pot lights, full sized washer & dryer, an island with electrical outlets, and includes window blinds. The highlight of this unit is the chef's kitchen, a culinary haven that will inspire your inner chef. Equipped with top-of-the-line appliances, this kitchen is a masterpiece, blending functionality with style. The kitchen is adorned with quartz countertops, an island/eating bar, custom cabinetry, and a stainless steel appliance package, making it a dream come true for culinary enthusiasts. The open concept layout creates a seamless flow between the kitchen and living room, allowing for effortless entertaining and a modern, connected atmosphere. The neutral color palette adds a touch of tranquility, providing a blank canvas for personalization. Abundant natural light fills the space, enhancing the overall ambiance and creating a bright and airy atmosphere. The large windows bathe the interior in warm sunlight, fostering a welcoming and inviting environment throughout the day. The spacious living and dining areas offer versatility and comfort, catering to various furniture arrangements and lifestyle preferences. The primary retreat features a closet, providing ample storage for your wardrobe essentials and a 3 piece bathroom. This cozy sanctuary offers a serene escape for relaxation and rest. The second bedroom, along with the well-appointed 4-piece bathroom, exudes a warm and cozy vibe, making it an ideal space for guests or a private home office. Step

outside to the balcony, a perfect spot for gathering with friends and family or simply enjoying the fresh air. The balcony is equipped with a built-in gas line, allowing for effortless outdoor cooking and entertaining. Soak in the abundant sunlight from the west exposure of the unit. Additional features of this unit include in-suite laundry facilities, a titled parking space for convenience, and a storage locker for optimal organization and functionality. This brand-new unit in Sage Hill, Calgary, presents a beautiful opportunity to embrace luxurious living in a vibrant and growing community. With its high-end finishes, chef's kitchen, an abundance of natural light, and well-appointed living spaces, this residence is designed to elevate your lifestyle and provide a comfortable and elegant retreat. Truly breathtaking and competitively priced. Book a showing with your favourite Realtor today!