

**4302, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2297091



\$365,000

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|------------------|---|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 966 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Guest, Owned, See Remarks, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 571 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | M-1 d100 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Walk-In Closet(s) | | |

Inclusions: key fob, TV wall mount x2

Entering this home, you’re greeted by a clean and inviting entry that immediately sets the tone. A wide hallway, great flow, and a layout that feels open without losing that sense of definition. This space really opens up from the hallway passing by the den, into the main living area, and you can feel the abundance of natural light right away. The living room extends seamlessly out to the balcony, creating that indoor-outdoor connection that’s hard to find in this price range. The kitchen is sharp, modern, and very functional. You’ve got clean cabinetry lines, durable countertops, and plenty of prep space. Stainless steel appliances tie everything together, and the brightness from the surrounding windows keeps the entire space feeling fresh and open. Simple, but done right. The primary bedroom is generously sized and easily accommodates a full bedroom setup without feeling tight. What stands out here is the flow. You’ve got a walk-through closet that naturally connects into the ensuite, which adds both convenience and privacy. The three-piece ensuite is clean, well laid out, and gives you that separation from the rest of the home that people are really looking for. For added comfort there is a second bathroom and bedroom. It’s a practical design, but also very comfortable for day-to-day living. There are two titled parking stalls, ensuring parking is never a issue. Stepping outside onto the northwest facing balcony gives you open, sprawling views and great afternoon sun. It’s the kind of space where you can actually unwind at the end of the day.