

**116, 10 Sage Hill NW**  
**Calgary, Alberta**

**MLS # A2320145**



**\$439,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,061 sq.ft.                       | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Radiant  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 545 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | n/a   |                   |        |

Welcome to this beautifully maintained luxury corner-unit condo in the highly sought-after community of Sage Hill. This exceptional ground-level home offers 2 bedrooms, 2 bathrooms, and 1,061 square feet of thoughtfully designed living space. Step inside to a spacious private foyer complete with a convenient front closet. The open-concept layout features durable luxury vinyl plank flooring throughout and a stunning chef-inspired kitchen with contemporary white quartz countertops, an oversized upgraded island, built-in microwave and oven, countertop cooktop, upgraded stainless steel appliances, and ample cabinetry for all your storage needs. The bright and inviting living area provides plenty of space for both dining and relaxation, making it perfect for everyday living and entertaining. The spacious primary bedroom features a large walk-in closet and a luxurious ensuite complete with a double vanity and a fully tiled shower with an 8mm glass sliding door. The generous second bedroom offers direct access to the second full bathroom, which includes a large vanity and a tub/shower combination. A dedicated laundry room provides additional storage space and includes a full-size stacked front-load washer and dryer. Enjoy your morning coffee on the expansive wraparound patio, complete with a natural gas hookup for your BBQ. Additional upgrades include central air conditioning and upgraded window coverings throughout, ensuring year-round comfort. This home also includes a secure heated underground parking stall with an adjacent storage unit. Professionally managed and meticulously maintained, the building offers peace of mind and a welcoming atmosphere. Ideally located, you'll enjoy the convenience of being just steps from the Township Shopping Centre in Sage Hill, where you'll find groceries, restaurants, shops, and everyday amenities right

across the street.