

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

MLS # A2328856



\$353,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: None

Open House this Sunday July 19th from 11-1pm Say hello to your radiant, south west facing 2 bedroom, 2 bathroom, corner condo—a bright and inviting home where modern, crisp lines meet an unbeatable location. Bask in natural sunlight throughout the day, thanks to expansive windows, and appreciate the open layout that creates a sense of space and freedom. Situated just off Shaganappi and near Stoney Trail, this condo offers exceptional convenience whether you’re heading out for errands, dinner, or looking for an easy commute to work. Enjoy nearby parks, shops, and playgrounds, making everyday living effortless and enjoyable. Sage Place stands out as a meticulously managed building, boasting an engaged Board and an attentive Property Management Company dedicated to your peace of mind. Picture yourself unwinding in the spacious Primary bedroom, where a king-sized bed fits easily, complemented by a generous walkthrough closet and an expansive ensuite, featuring both a luxurious bath and a stylish, separate shower. The kitchen features a sit-up granite island perfect for casual meals or entertaining friends, ample cabinet space, sleek stainless steel appliances, and a layout that lets you mingle and cook while reveling in sunlight streaming in from both sides. Step onto the sunny balcony for morning coffee, evening drinks, or to nurture your thriving plants—the warmth and light are yours all day long. Another spacious bedroom and full bathroom complete this fantastic floorplan. Equipped with in-suite laundry, one titled underground parking stall and a storage unit right in front of your parking stall. Sage Place prides itself on cleanliness and care; the recently refreshed Lobby and Hallways, along with targeted cleaning in the parkade, reflect the community’s commitment to quality. Surrounded by scenic

walking paths and a wealth of nearby amenities, every day here feels vibrant and full of possibility. Call your favourite Realtor today to book your private showing!