



THE
A-TEAM

**RE/MAX
FIRST**

450 SAGE VALLEY Drive #4301, Calgary T3R 0V5

MLS® #: **A2176719** Area: **Sage Hill** Listing Date: **11/01/24** List Price: **\$389,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Heated Garage,Secured,Titled,Underground

Finished Floor Area

Abv Sqft: **908**
Low Sqft:
Ttl Sqft: **908**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	11`6" x 8`11"
Dining Room	Main	16`7" x 4`9"	Living Room	Main	12`10" x 11`8"
5pc Ensuite bath	Main	0`0" x 0`0"	Bedroom - Primary	Main	11`9" x 11`3"
Kitchen	Main	16`7" x 9`1"			

Legal/Tax/Financial

Condo Fee: **\$523** Title: **Fee Simple** Zoning: **M-1**
Fee Freq: **Monthly**

Legal Desc:

1710624

Remarks

Pub Rmks:

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 ensuites 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! The affordable condo fees cover everything except electricity. Be sure to check out the 3D tour for the full experience by clicking on the media button.

Inclusions:

n/a

Property Listed By:

Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











