

505, 138 Sage Valley Common NW
Calgary, Alberta

MLS # A2156215



\$345,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	686 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Oversized, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat, Rubber	Condo Fee:	\$ 309
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	C-C2 f0.5h18
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: All furniture is included in the purchase price, if desired.

This top-floor, west-facing condo presents a high-end living experience with crisp white interiors and is well-complimented by low condo fees. Featuring 2 bedrooms and 2 bathrooms, this home is designed with thoughtful finishes, offers exceptional conveniences right at the building's doorstep, and boasts excellent construction quality including a hailstorm-resistant stucco and Hardie board exterior and noise-reducing triple-glazed windows. The kitchen is equipped with upgraded stainless steel Whirlpool appliances, including an electric range and built-in microwave. It boasts quartz countertops, a full-height ceramic tile backsplash, and a large island with an extended eating bar. The sleek combination of black and white cabinetry reaches the ceiling, providing ample storage plus a full-sized pantry. Additional details include a Broan hood fan vented to the exterior, brushed brass hardware, and a Blanco double basin under-mount stainless steel sink with a Delta chrome finish faucet. The open layout maximizes natural light from the west-facing balcony, which includes a BBQ gas line and sconce lighting to enjoy this extended living space late into the evenings. Wide Luxury Vinyl Plank flooring runs throughout the main living areas, complete with carpet in both bedrooms for added comfort. The primary bedroom features a walk-in closet and a three-piece ensuite with modern finishes, including a walk-in shower with a sliding glass door. The full bath is well positioned off the living space and offers a soaker tub; both bathrooms feature rain showerheads, full cabinet-width mirrors, quartz counters to match the kitchen, and built-in medicine cabinets for extra storage. The second bedroom, which could also serve as a home office, is privately situated beyond the laundry cabinet and full bath. Additional features include a front-load washer and dryer, a coat closet at the entry,

common bike storage, an oversized corner and titled underground parking stall close to the entry door, and a titled storage locker. For your comfort, the unit is heated by radiant baseboards from the building's boiler system, which is both more comfortable and affordable than the drying effects of electric heat. Located in Sage Hill, this condo is steps away from walking paths, coffee shops, fitness facilities, groceries, parks, and top schools. It also offers easy access to the all-connecting Calgary Ring Road, Deerfoot, and is just 20 minutes from the airport.