



## 450 Sage Valley Drive Calgary Alberta

\$348,000

Welcome to Sage Place! This bright and spacious end unit features 2 bedrooms, 2 bathrooms and is on the 3rd floor with full West exposure! It includes underground/outside titled parking as well as a storage space, in-suite laundry, air conditioning, upgraded kitchen and bathrooms with quartz counters, stainless steel appliances and large island - perfect for entertaining. The primary bedroom has a walkthrough closet that leads straight into the 5-piece en-suite bathroom. The second bedroom is private and across the unit from the primary bedroom (great for a home office or privacy between occupants). The complex is extremely clean, well-cared for and managed. Sit and relax while enjoying the views on your covered balcony (complete with natural gas hookup). Located within walking distance to all types of amenities (coffee shops, clinics, gym, shopping, restaurants, pub, drug store and Sobeys + Coop), you couldn't ask for a better location! (id:6769)

4pc Bathroom 7.83 Ft x 4.92 Ft

5pc Bathroom 7.83 Ft x 8.00 Ft

Bedroom 11.33 Ft x 8.92 Ft

Kitchen 16.58 Ft x 9.33 Ft

Living room 16.58 Ft x 16.17 Ft

Primary Bedroom 11.75 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE BENCHMARK

<http://www.crydermanrealestate.com>



See

**Mirror**

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