



## 138 Sage Valley Common Calgary Alberta

\$348,000

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 en...

Kitchen 17.17 Ft x 12.00 Ft

Living room 12.00 Ft x 10.08 Ft

Other 9.00 Ft x 6.25 Ft

Laundry room 4.83 Ft x 3.25 Ft

Primary Bedroom 10.00 Ft x 10.75 Ft

Bedroom 9.75 Ft x 8.67 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

3pc Bathroom 8.50 Ft x 5.00 Ft

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