



## 450 Sage Valley Drive Calgary Alberta

\$350,000

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo in the sought-after community of Sage Hill. Featuring an open-concept floor plan, this home is perfect for entertaining. The timeless white kitchen is both elegant and functional, offering modern lighting, a breakfast bar for casual dining, stainless steel appliances, and ample cabinetry. Luxury vinyl plank flooring adds both style and durability to the main living areas, while large windows fill the space with natural light. Step out onto your private balcony, complete with a gas hookup—perfect for summer BBQs. The two carpeted bedrooms are ideally separated by the living room, offering optimal privacy for guests or roommates. The spacious primary suite features a walk-through closet and a luxurious 5-piece ensuite with double vanities. Additional highlights include in-suite laundry, titled underground parking, and a dedicated storage cage. This unit combines comfort, convenience, and modern design. With gas and water included in condo fees, plus easy access to Stoney Trail and nearby amenities, this home is a must see! Book your showing today! (id:6769)

Laundry room 4.92 Ft x 5.50 Ft

Kitchen 8.17 Ft x 9.17 Ft

Dining room 11.58 Ft x 9.25 Ft

Living room 15.75 Ft x 12.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 8.58 Ft x 10.00 Ft

Primary Bedroom 11.33 Ft x 10.92 Ft

Other 7.83 Ft x 4.83 Ft

Other 11.50 Ft x 6.00 Ft

5pc Bathroom 7.92 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
Nineteen 88 Real Estate

<https://alansaliba.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)