



## 40 Sage Hill Walk Calgary Alberta

\$319,900

Open House: September 6, 1:00 PM - 4:00 PM. Welcome to this immaculate 2-bedroom, 1-bathroom apartment in the highly sought-after community of Sage Hill. Built in 2023, this stylish home offers excellent privacy and panoramic views. The open-concept layout seamlessly connects the living room and contemporary kitchen, featuring a huge island with a breakfast bar that serves as both a functional workspace and casual dining area. The kitchen includes sleek cabinetry, quartz countertops, and stainless-steel appliances. Featuring a spacious primary bedroom and a sizable second bedroom, this home offers both comfort and functionality. A modern 4-piece bathroom and convenient in-suite laundry add to everyday ease. Additional highlights include low condo fees with water and heat included, a titled parking stall in the heated underground parked, and a dedicated storage locker. Perfectly located, this home is within walking distance to Walmart, T&T Supermarket, Tim Hortons, and McDonald's, with Costco, Home Depot, and Canadian Tire just minutes away. Combining prime location, modern finishes, and impeccable condition, this residence truly stands out as a gem in Sage Hill. (id:6769)

Other 5.75 Ft x 3.92 Ft

Laundry room 7.75 Ft x 3.08 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Other 11.58 Ft x 11.42 Ft

Bedroom 8.83 Ft x 9.17 Ft

Living room 11.58 Ft x 11.00 Ft

Primary Bedroom 8.83 Ft x 10.25 Ft

Other 13.17 Ft x 6.08 Ft

Listing Presented By:



Originally Listed by:  
TrustPro Realty

**RE/MAX Realty Professionals**

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