



## 40 Sage Hill Walk Calgary Alberta

\$408,990

Welcome to Sage Hill, where modern living meets everyday convenience. This third-floor corner unit at #316, 40 Sage Hill Walk NW is more than just a condo, it's a home designed for connection, comfort, and lifestyle. Step inside to a bright and thoughtfully designed open-concept layout, where natural light pours through large windows. The heart of the home is the chef-inspired kitchen, featuring crisp white cabinetry, quartz countertops, subway tile backsplash, stainless steel appliances, and a generous island with seating. Perfect for morning coffee or gathering with friends, this kitchen blends style and functionality. The adjoining dining and living areas flow seamlessly together, opening to a large west-facing balcony that feels like an outdoor extension of your home. There is plenty of room for gatherings, barbecues, or simply relaxing while enjoying the afternoon and evening sun. Unwind in the spacious primary suite, complete with a walk-through closet featuring upgraded built-in dressers and a 4-piece ensuite with modern finishes and a glass-enclosed shower. A second full bedroom and bathroom provide flexibility for family, guests, or a dedicated home office. With in-suite laundry and plenty of storage, every detail has been carefully considered for everyday ease. Practicality meets peace of mind with titled tandem underground parking, offering secure space for two vehicles or the option to use part of it for bikes, seasonal gear, or extra storage. An assigned storage locker adds even more functionality, while air conditioning ensures year-round comfort. Low condo fees make this an ideal option for first-time buyers, investors, or downsizers seeking value without compromise. Just outside your door, Sage Hill continues to grow. In addition to its established shopping, dining, and natural ravine pathways, exciting new retail spaces are under development nearby. Ima...

4pc Bathroom 10.75 Ft x 4.92 Ft

4pc Bathroom 5.00 Ft x 10.67 Ft

Bedroom 10.92 Ft x 10.00 Ft

Foyer 13.00 Ft x 5.67 Ft

Kitchen 8.92 Ft x 15.67 Ft

Living room 12.92 Ft x 16.92 Ft

Primary Bedroom 10.92 Ft x 15.17 Ft

Listing Presented By:



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