



## 450 Sage Valley Drive Calgary Alberta

\$374,900

Perhaps THE nicest two-bedroom condo available within the Northern Hills communities! Once you've entered, you will know you are home! Step inside and be greeted by the open and inviting front foyer. A lovely, upgraded kitchen sits to the left, with a good-size dining area to the right. Most importantly, the dining area is situated away from the front entry way. The kitchen boasts white cabinetry, quartz counter-tops and stainless-steel appliances. Just beyond lies the bright and spacious living room, which also gives access to the cozy, west facing deck. This home also features two good-sized bedrooms, including a primary suite with a beautiful 5-pce ensuite and a large walk-thru closet. The laundry room is within the suite and allows for some extra storage. One 'Titled' parking stall also comes with this home! Other benefits include air conditioning, underground storage cage, BBQ gas line on the deck, vinyl flooring, 'Hardie' board siding, walk to city parks, tot lots, shopping, restaurants, and other amenities. Finally, this home's location provides easy access to many major roadways, both to the downtown core, as well as to highway one, should you want to spend the day in Banff or Canmore! Do not miss out on this opportunity! (id:6769)

Living room 14.50 Ft x 11.92 Ft

Kitchen 11.00 Ft x 9.42 Ft

Dining room 7.83 Ft x 7.83 Ft

Primary Bedroom 11.33 Ft x 10.92 Ft

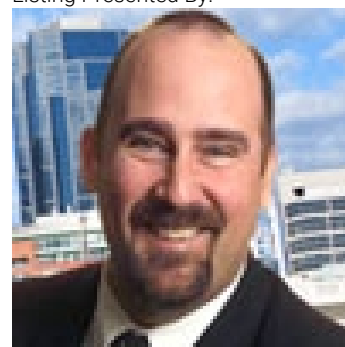
Bedroom 9.92 Ft x 8.42 Ft

Laundry room 5.50 Ft x 4.83 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca