



GRASSROOTS
REALTY GROUP

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1109, 430 Sage Hill Road NW
Calgary, Alberta

MLS # A2318798



\$244,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to Logel Homes Sage Hill development "Sage Walk Ravines". The exterior features durable, hail-resistant, sound-damping fiber-cement siding. This suite features 9-foot knockdown ceilings and luxury vinyl plank flooring throughout the living areas. The eat in kitchen includes maple dovetailed cabinet boxes with soft-close doors and drawers, quartz countertops, a full-height tile backsplash, and a stainless steel appliance package: refrigerator, smooth-top self-cleaning range, over-the-range microwave with built-in hood fan, and dishwasher. The bathroom features a quartz countertop and ceramic tile flooring. Air conditioning is included for summer-time comfort. The full Alberta New Home Warranty and an oversized 93 sq. ft. patio provide both security and comfort for your new home. Close to bike and walking paths, shopping, and restaurants.