



116, 10 Sage Hill NW
Calgary, Alberta

MLS # A2320145



\$439,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,061 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully maintained luxury corner-unit condo in the highly sought-after community of Sage Hill. This exceptional ground-level home offers 2 bedrooms, 2 bathrooms, and 1,061 square feet of thoughtfully designed living space. Step inside to a spacious private foyer complete with a convenient front closet. The open-concept layout features durable luxury vinyl plank flooring throughout and a stunning chef-inspired kitchen with contemporary white quartz countertops, an oversized upgraded island, built-in microwave and oven, countertop cooktop, upgraded stainless steel appliances, and ample cabinetry for all your storage needs. The bright and inviting living area provides plenty of space for both dining and relaxation, making it perfect for everyday living and entertaining. The spacious primary bedroom features a large walk-in closet and a luxurious ensuite complete with a double vanity and a fully tiled shower with an 8mm glass sliding door. The generous second bedroom offers direct access to the second full bathroom, which includes a large vanity and a tub/shower combination. A dedicated laundry room provides additional storage space and includes a full-size stacked front-load washer and dryer. Enjoy your morning coffee on the expansive wraparound patio, complete with a natural gas hookup for your BBQ. Additional upgrades include central air conditioning and upgraded window coverings throughout, ensuring year-round comfort. This home also includes a secure heated underground parking stall with an adjacent storage unit. Professionally managed and meticulously maintained, the building offers peace of mind and a welcoming atmosphere. Ideally located, you'll enjoy the convenience of being just steps from the Township Shopping Centre in Sage Hill, where you'll find groceries, restaurants, shops, and everyday amenities right

across the street.