



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

3207, 430 Sage Hill Road NW
Calgary, Alberta

MLS # A2280150



\$349,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

The Findlay 2 features cabinetry and quartz countertops throughout. This bright and modern unit offers 9-foot ceilings and large windows, creating an open and inviting living space. Luxury vinyl plank flooring, soft-close doors and drawers, and stainless steel appliances—including a refrigerator, smooth-top self-cleaning range, and over-the-range microwave with hood fan—are included. Quartz countertops extend into the bathrooms, and an in-suite washer and dryer complete the home. Located in Logel Homes' award-winning Sage Hill Bridges community, this home includes Alberta New Home Warranty coverage, a complimentary consultation with a Logel Homes designer, and a \$10,000 upgrade credit toward any design selections of your choice.