

47 Sage Bluff Circle NW  
Calgary, Alberta

MLS # A2170148



**\$375,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 158

**Basement:** None

**LLD:** -

**Exterior:** Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame

**Zoning:** M-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Quartz Counters, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

REDUCED \$10,000 - Welcome to this stunning bungalow-style stacked townhome, where modern design meets comfort with an inviting atmosphere that you will love coming home to. The open-plan living area is bathed in natural light, thanks to the south-facing windows and high ceilings, creating a warm and airy ambiance. The contemporary kitchen features grey shaker cabinets and a spacious island, complemented by elegant white quartz countertops. The stainless steel appliance package, along with stylish pendant and track lighting, enhances the kitchen's functionality and aesthetic appeal, complemented by durable luxury vinyl plank flooring throughout the living area. This home includes convenient in-unit laundry, a walk-in closet in the primary bedroom and a generously sized second bedroom provides ample space for guests, family or a home office. Plus a sunny south-facing balcony, perfect for barbecuing and enjoying outdoor seating while overlooking the serene courtyard. You'll also appreciate your attached garage, extra storage in the landing area off the garage, and in the furnace/utility room, and the thoughtful ceramic tile upgrade on the stairwell and main entry. With plenty of visitor parking available and a nearby playground, this property is ideal for young professionals or investors. Located in the vibrant Sage Hill community, you will find an abundance of shops and amenities at your fingertips, along with excellent access to Stoney Trail, Deerfoot Trail, and the Airport. Don't miss the opportunity to make this beautiful townhome your own!