

157 Sage Bluff Circle NW
Calgary, Alberta

MLS # A2181012



\$500,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,251 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 251
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

LOW LOW CONDO FEES! Experience stylish living in this 3 BEDROOM townhouse, offering a convenient, low-maintenance lifestyle in a fantastic location. Situated close to visitor parking, this unit boasts easy access in and out of the complex, while your vehicles stay protected year-round in the DOUBLE ATTACHED GARAGE. Welcome guests with a privately fenced front patio, a serene outdoor retreat perfect for relaxing or entertaining. Inside, a bright and modern main floor features an OPEN-CONCEPT DESIGN that seamlessly connects the living spaces. The gorgeous kitchen is a culinary haven with GRANITE COUNTERTOPS, A GAS STOVE, STAINLESS STEEL APPLIANCES, A CENTRE BREAKFAST BAR ISLAND, FULL-HEIGHT CABINETS, and an enclosed pantry for ample storage. Step out onto the glass-railed balcony, ideal for casual barbecues and enjoying the indoor/outdoor lifestyle. The dining room is perfectly positioned at the heart of the main floor, effortlessly connecting to the relaxing living room, creating an ideal space for entertaining. A thoughtfully located powder room provides added convenience and privacy. Upstairs, retreat to the primary bedroom with its large walk-in closet and private ensuite, featuring an UPGRADED STAND-UP SHOWER AND GRANITE COUNTERTOPS. Two additional spacious bedrooms and another full bathroom with granite counters, complete the upper level. THIS MOVE-IN-READY HOME IS PERFECTLY SITUATED IN A VIBRANT NEIGHBORHOOD. Enjoy extensive pathways that wind through the community, passing scenic ponds and tranquil green spaces. Parks, big-box stores, diverse dining options, and every amenity you could need are all just moments away. Don't miss the chance to own this exceptional home in an desirable location!