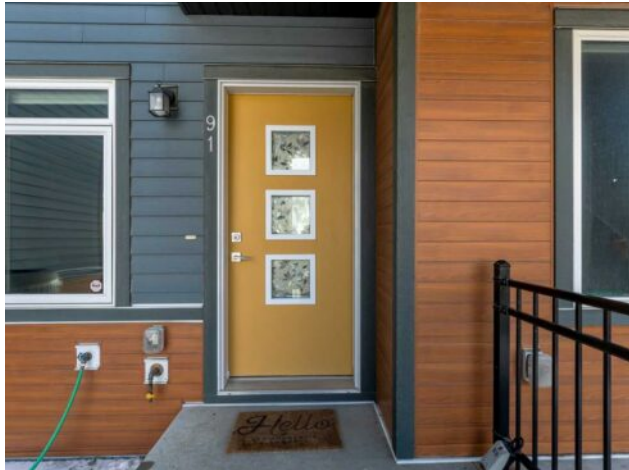


91 Sage Bluff Gate NW
Calgary, Alberta

MLS # A2201056



\$379,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	722 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 182
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Welcome to your cozy 2-bedroom bungalow townhome with an attached double tandem garage! This upgraded former show home, built by Brookfield, is located in the sought-after NW community of Sage Hill. This immaculate home boasts two spacious bedrooms, one full bathroom, and a bright, open-concept living area. You'll love the curb appeal and convenience of having artificial turf fenced in front of the sitting area, making it a perfect space for a furry friend to enjoy some fresh air. Once inside, the perfect blend of functionality and modern luxury will impress you, featuring luxury vinyl plank flooring and oversized windows that allow natural light to flow in. Stay cool in the summer with central air conditioning! Enjoy easy one-level living with in-suite laundry and plenty of storage space. The master bedroom features a first-class California built-in walk-in closet designed to maximize functionality. Experience maintenance-free living with low condo fees in this reputable, well-managed complex. This fantastic NW location is close to all amenities, including walking trails, public transportation, parks, playgrounds, shopping, and schools, with easy access to Stoney Trail. Moreover, proximity to Symons Gate provides easy access to Creekside, Nolan Hill, Beacon Hill, and plenty of dining options. Don't miss out on this move-in ready opportunity—see this home sweet home today!