

## 39 Sage Bluff Gate NW Calgary, Alberta

**MLS # A2218801**



# \$429,900

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 237
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Introducing this stunningly designed townhome in one of Calgary's most sought-after communities—Sage Hill. Perfectly positioned just steps from a family-friendly playground, this home offers a unique combination of luxury, functionality, and a vibrant community atmosphere. Featuring a versatile double master bedroom layout with dual ensuites, this 2-bedroom, 2.5-bath residence provides over 1,200 square feet of low-maintenance, upscale living. Builder upgrades shine throughout, highlighting exquisite granite countertops, custom shaker-style cabinetry, premium vinyl plank flooring, soaring ceilings, a sleek stainless steel appliance package, and full tile to ceiling in all bathrooms and showers. The glass-paneled balcony adds the perfect touch of elegance and convenience. This home balances modern style with everyday comfort. The open-concept floor plan is filled with natural light, thanks to large windows on every level, creating bright, welcoming spaces that instantly feel like home. Enjoy the practicality of an attached double tandem garage, complemented by a full-length driveway capable of parking three vehicles. Plus, additional guest parking is easily accessible along Sage Bluff Gate, making entertaining a breeze. Whether hosting family and friends or unwinding after a busy day, the thoughtfully designed living spaces and seamless flow set this home apart. Located in one of NW Calgary's premier communities, it offers quick and easy access to nearby shopping, public transit, parks, playgrounds, and extensive walking and biking trails. Don't miss this incredible opportunity to own a move-in ready, stylish townhome with exceptional value in Sage Hill—schedule your showing today!