

## 50 Sage Bluff Circle NW Calgary, Alberta

**MLS # A2231053**



**\$459,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d74
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Nestled in the heart of Sage Hill, this stunning townhome offers a perfect blend of luxury, comfort, and contemporary design with low condo fees! Greeting you on the main level are 10ft high ceilings, creating an immediate sense of spaciousness and airiness. Exquisite vinyl plank flooring graces the main floor, providing both durability and aesthetic appeal. The great sized kitchen boasts a large island complete with breakfast bar seating. Stainless steel appliances add a touch of sophistication while the pantry and extensive cabinetry provide ample storage space. A subway tile backsplash and quartz countertops add a contemporary flair to the space. The open concept design seamlessly connects the eating nook to both the kitchen and the living room, fostering a sense of togetherness and making it an ideal space for shared moments with family and friends. Moving on to the living room, access to the deck with a gas line for outdoor cooking makes this space perfect for entertaining or simply enjoying the tranquility of the outdoors. Large windows flood the living room with natural light, creating an inviting atmosphere that complements the contemporary design elements. Completing this main level is a convenient 2pc powder room! Ascending to the upper level, featuring double primary suites with one boasting a 3-piece ensuite with a standalone shower, offering a private oasis for relaxation. The other primary suite comes complete with a 4-piece ensuite. Both bedrooms feature big windows, allowing an abundance of natural light to fill the space and create a warm and welcoming ambiance. Upper-level laundry and a linen closet add a practical touch. The tandem garage, equipped with additional storage space, ensures that practicality and functionality are seamlessly integrated into the design. The parking pad in addition to the garage allows for three vehicles to be

comfortably stored at the residence. Additional features include air conditioning. This beautiful home has pride of ownership seen throughout!