

102 Sage Bluff Circle NW Calgary, Alberta

MLS # A2212516



\$479,800

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,272 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		

Inclusions: TV wall mount

The Condo lifestyle in a stylish end unit in Sage Hill! This 2 PRIMARY BEDROOM floor plan offers open concept design and 1,270+ square feet of lovely living space with big, bright windows, vaulted ceilings, and modern colours. Quality finishes throughout include FULL-HEIGHT Shaker-style cabinetry in the kitchen, QUARTZ countertops, and STAINLESS APPLIANCES. Two Primary bedrooms, each with large WALK-IN CLOSET and EN SUITE BATH. Comfortable living room is perfect for cozy nights in, and PATIO is your own outdoor space to enjoy summer evenings and weekend coffee. The convenience of a DOUBLE GARAGE, UPSTAIRS LAUNDRY, BASEMENT STORAGE, with this END UNIT location providing a view to the south. EXCELLENT LOCATION within the community offers quick access to the best that Sage Hill has to offer - pathways, greenspace, shopping, and services. The home you have been searching for - arrange your private showing today!