



**GRASSROOTS**  
REALTY GROUP

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**118 Sage Bluff Circle NW**  
**Calgary, Alberta**

**MLS # A2224564**



**\$440,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Five Plus              |               |                  |
| <b>Style:</b>    | 2 Storey                           |               |                  |
| <b>Size:</b>     | 1,256 sq.ft.                       | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached             |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | Front Yard, Other, Rectangular Lot |               |                  |

|                    |                                                                                                                                                      |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                      | <b>Condo Fee:</b> | \$ 276 |
| <b>Basement:</b>   | Partial, Unfinished                                                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Frame                                                                                                                      | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | n/a                                                                                                                                                  |                   |        |

Why wait 1-2+ years for a new build in the middle of a construction zone so far away from everything? with OVER 1250 sq ft of total developed space, this 2017 townhome in Sage Hill with a DOUBLE ATTACHED GARAGE and VERY LOW CONDO FEES has everything you have been looking for! Bright & wide-open floor plan, stainless steel appliances throughout, high ceilings, and more, this home is PERFECT for a couple or a growing family tired of renting, living in an apartment, or ready for a living space upgrade! This 3 bedrooms 2.5 bathroom family townhome is located in an unbeatable location in up-and-coming Sage Hill and has parks, schools, shopping, and green spaces nearby. Inside, you will find thousands of dollars in interior upgrades + recent updates, including; vinyl flooring, carpet recently stretched and professionally cleaned, upgraded tile package on all floors, fresh paint, AC for our hot summer months, etc! Having also been professionally cleaned recently, this unit now shows incredible, and all that is missing is you to move in. Get ahead of the summer crowds and call your Realtor and book a showing today!