



GRASSROOTS
REALTY GROUP

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56 Sage Bluff Manor NW
Calgary, Alberta

MLS # A2228561



\$469,800

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to this beautifully maintained, 2 bedroom, 2.5 bath townhome in Sage Hill with a DOUBLE ATTACHED garage! This unit is ideally situated on the south side of the complex, facing the street, allowing your guests easy access to additional parking just steps away. Relax on your sunny, south-facing front patio, and when it's time to head inside, enjoy the comfort of central air conditioning that keeps your home cool and refreshing all summer long. From the moment you step inside, you'll appreciate the spaciousness of your main living space, perfect for entertaining as your living room flows seamlessly into your dining room and kitchen. Your modern kitchen features all stainless steel appliances, quartz countertops and full height cabinets for all your storage needs. The upper level features 2 large bedrooms each with their own ensuites and roomy walk-in closets. You'll also find a nice sized laundry room with additional shelving. As you head down to access your double garage, you'll find your large utility room in the unfinished basement and a large storage area which you could develop in the future as a gym or den/flex area. Situated close to parks, playgrounds, ravines, major retailers like Walmart, Costco, and T&T, plus a variety of grocery stores and restaurants, this location offers unbeatable convenience. Commuting is effortless with quick access to Stoney Trail and other major routes. Don't miss the opportunity to own this stylish, move-in-ready home—contact your realtor today!