



GRASSROOTS
REALTY GROUP

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134 Sage Bluff Circle NW
Calgary, Alberta

MLS # A2250702



\$479,999

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,149 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Paved, Square Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: None

Welcome to this Gorgeous Upgraded Townhouse nestled in the beautiful community of Sage Hill. The house has a West entrance, which provides excellent light throughout. With a double attached garage, never worry about starting your car in -35-degree temperatures anymore! Your new home has an open-concept main floor with 9-foot ceilings, and your kitchen has a 9-foot long island with quartz countertops to give you more than ample prep space for cooking. Upstairs, your main bedroom has a spacious walk-in closet and its ensuite bathroom, and the 2nd and 3rd bedrooms are well-sized for guests or children's rooms. This home is ideally situated in Symons Gate, 2015's SAM award winner for best new community in Calgary. It is near Creekside shopping, Nose Hill Shopping, Beacon Hill shopping, Sage Hill Shopping Complex, restaurants and retail shops! A new water filtration system was newly installed, costing about \$10,000. So, it is all clean filtered water throughout the home.