



**217 Sage Bluff Drive NW
Calgary, Alberta**

MLS # A2282673



\$549,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,511 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	Telus Alarm system without monitoring.		

Rarely does a townhouse become available that is this well appointed and is maintained in near new condition. Offered for the first time by the original owner who selected most of the upgrades offered by the builder costing \$21,000. This two primary bedroom, 2.5-bathroom end unit offers over 1500 sq. ft. of luxurious contemporary open living space bathed in an abundance of natural light. All levels are above grade. Upon entry, you will step into a large flex room that makes for a great office, exercise, hobby or recreation room. There is an entrance closet, utility room and access to the double attached garage on this level. The main level with 9' ceiling has a spacious airy bright open feeling, creating an inviting comfortable space for daily living or entertaining friends and family. Step out onto a balcony at either end of this level and enjoy an outdoor cup of coffee, lunch or BBQ. With an east/west exposure, you can choose sun or shade and a calm spot. The open living space offers flexibility of use. Dining options are the island breakfast bar or an open dining area with feature wall. The kitchen is a chef's delight with upgraded stainless-steel appliances, quartz counters with a marble pattern and lots of cabinet space with tall upper cabinets and a pantry. There is a convenient nook for a main floor workstation and 2-piece powder room on this level. Retreat to the privacy of the upper floor with 2 primary bedrooms, each with its own en-suite bathroom and walk-in closet. The laundry room is conveniently located on this level with full size stacker washer and dryer plus shelves and storage space. This fine home features luxury vinyl plank flooring and tile on both the main and upper levels, knock down ceilings, quartz counters throughout, central air conditioning, triple glazed windows, gas line to the front balcony, a gourmet kitchen and freshly painted walls. Located in one of the best

spots in the complex with quick access to both the front door and garage. It is an end unit with extra windows, only one party wall and an extra balcony at the rear. The growing community of Sage Hills offers many services, shopping, public transportation and has quick access to Stoney Trail with the airport to the east and the mountains to the west. Check it out today!