



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

**MLS # A2296453**



**\$420,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Oversized, Parking Pad, See Remarks, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 247
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d74
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Mirror on garage man-door, Video doorbell

Welcome to this beautifully appointed end-unit townhome in the sought-after community of Sage Hill. As a former show home, this property showcases upgraded finishes, thoughtful design, and exceptional pride of ownership throughout. Sage Hill is one of northwest Calgary's most desirable and rapidly growing communities, known for its scenic pathways, rolling green spaces, and convenient access to major routes like Stoney Trail and Shaganappi Trail. With an ever-expanding selection of nearby shopping, dining, and amenities, this location offers convenience and a connected outdoor lifestyle. This end-unit townhome benefits from added privacy, with only one shared wall, extra natural light, and a functional layout designed for everyday living. The open-concept main floor features durable luxury vinyl plank flooring and a beautifully designed kitchen complete with quartz countertops, timeless shaker-style cabinetry, an upgraded appliance package, and elegant pendant lighting over the island. A large adjacent dining area provides space to host family and friends, making this space ideal for both entertaining and daily living. Upstairs, you'll find a double primary bedroom layout, with two bedrooms, each offering its own private ensuite. Convenient upper-level laundry adds to the thoughtful design, making day-to-day living that much easier for homeowners. The oversized single-attached garage is a standout feature, providing ample space for a vehicle plus a motorbike, recreational gear, or even a workshop area. A full driveway offers parking for an additional vehicle. With low condo fees and a pet-friendly complex, this home delivers incredible value in a thriving community. Whether you're a first-time buyer, investor, or downsizer, this turnkey property is ready to impress.