



126 Sage Bluff Circle NW
Calgary, Alberta

MLS # A2301412



\$439,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Nestled in the heart of Sage Hill, this stunning 3 BEDROOM END UNIT (the only 3 bedroom currently for sale in this complex) offers a perfect blend of luxury, comfort, and contemporary design with low condo fees! Greeting you on the main level are 9ft high ceilings, creating an immediate sense of spaciousness and airiness. Beautiful vinyl plank flooring graces the main floor, providing both durability and aesthetic appeal. Extra natural light from the side windows graces ever spot of this home - a feature only an unit can have. The large kitchen boasts a spacious island complete with breakfast bar seating. Stainless steel appliances add a touch of sophistication while the pantry and extensive cabinetry provide ample storage space. A subway tile backsplash and quartz countertops add a contemporary flair to the space. The open concept design seamlessly connects the eating nook to both the kitchen and the living room, fostering a sense of togetherness and making it an ideal space for shared moments with family and friends. Large windows flood the living room with natural light, creating an inviting atmosphere that complements the contemporary design elements. Completing this main level is a convenient 2pc powder room! Ascending to the upper level, the primary is complete 3-piece ensuite with a standalone shower, and walk in closet. The other 2 bedrooms are nicely sized. All bedrooms feature big windows, allowing an abundance of natural light to fill the space and create a warm and welcoming ambiance. Upper-level laundry and a linen closet add a practical touch. The parking is a proper SIDE BY SIDE DOUBLE GARAGE, equipped with additional storage space, ensures that practicality and functionality are seamlessly integrated into the design. The parking pad in addition to the garage allows for three vehicles to be comfortably stored at the residence. Outside a

large concrete patio allows for maximum use of outdoor space - without the cost of maintenance! Here you'll find a convenient built-in gas line for the BBQ. Everything you'd want in a home without the extra maintenance is here. This property is ready to be wrapped up in a nice bow for the next family to enjoy!