



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

MLS # A2302237



\$350,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	940 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 181
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Artificial Grass, Rackings in Bedroom 2 (2 peg boards, 1 shelf), TV mount Primary bedroom, Garage Shelf

Open House Saturday & Sunday 12pm to 3PM - Welcome to this stunning, low-maintenance Brookfield built RUBY model home. This BRIGHT END unit is situated next to parks, walkways, and a shopping plaza in the heart of Sage Hill. The main floor greets you with soaring VAULTED ceilings, creating an expansive, airy feel that enhances both space and light. As a TOP FLOOR corner unit, it offers true loft inspired design, and the rare combination of end unit positioning, top floor privacy, and SOUTH facing exposure bathes the home in natural light throughout the year. The kitchen features beautiful stainless steel appliances, a large CENTRE ISLAND ideal for gatherings, stunning QUARTZ countertops, and elegant cabinetry that ties the space together seamlessly. The primary bedroom offers a WALK-IN closet along with a comfortable space to unwind. The second bedroom is well suited for guests or a home office. Step outside onto the sun bathed, spacious balcony, thoughtfully curated for morning coffee or an evening beverage, with views of the professionally landscaped central courtyard. On the same floor, you'll find an ELEGANT 4-piece bath along with stacked laundry. The ATTACHED GARAGE adds everyday convenience with direct access to your vehicle and additional STORAGE space under the stairs. Ideal for first time home buyers or downsizers, enjoy LOW CONDO FEES and a well managed complex. Book a showing with your favourite agent today!