



GRASSROOTS
REALTY GROUP

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66 Sage Bluff Circle NW
Calgary, Alberta

MLS # A2136778



\$479,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,241 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 215
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

**** WHY ARE YOU STILL PAYING RENT? ** AMAZING VALUE AND PRICE ** INDOOR PARKING + CONCRETE PAD = SPACE FOR THREE CARS **** This trendy 3-story townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with quick access to your tandem garage. The very spacious upper main living area includes 9' ceilings, beautiful laminate plank flooring, a large living room, a stylish kitchen with quartz countertops, white subway tile kitchen backsplash, shaker-style white cabinets & upgraded stainless steel appliances. A sizeable outdoor balcony is off the family-approved main living area and offers a private BBQ area. The upper floor features carpet + tile flooring and dual primary bedrooms, offering private ensuites and big closets. Large laundry room with full washer and dryer. This trendy townhome with a modern & eclectic palette has everything you need with a functional yet stylish layout. An end-of-August possession date is available! Call your friendly REALTOR(R) to book a viewing!