

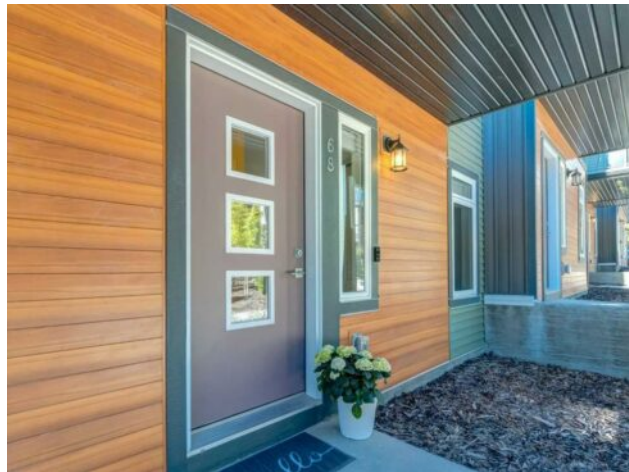


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2138011**



**\$479,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,197 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 215
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d74
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

This modern, exceptionally well-maintained and exceedingly spacious townhome has a convenient dual primary bedroom floor plan, a stylish design, an attached tandem garage and an unsurpassable location in friendly Sage Hill. The sizable entry level provides access to the garage with extra room for storage, bikes a motorcycle plus plenty of parking for yourself and guests inside, on the driveway or in the visitor parking stalls within the complex. An abundance of natural light washes over the main floor with an open and airy plan designed for both comfort and entertaining. Hunter Douglas blinds throughout when you do need to block out the sun. Relaxation is invited in the neutral living room or on the expansive balcony overlooking the courtyard. A gas line encourages casual barbeques with family and friends. Centring the open concept space is the dining room perfectly creating an airy space to gather over a delicious meal. Beautifully upgraded the chef of the household will love the gorgeous yet functional kitchen featuring quartz countertops, stainless steel appliances, shaker cabinets, timeless subway tile and a breakfast bar on the centre island to convene around. A privately tucked away powder room completes this level. Laundry is conveniently located on the upper level. Dual primary bedrooms deliver quiet and peaceful places to retreat to, both feature private 4-piece ensuites, no need to share! This beautiful, move-in ready home is in a great Sage Hill location with a wealth of parks and pathways that wind around the pond and nature area, plus every amenity, big box store and diverse restaurants nearby at Sage Hill Crossing and Nolan Hill Gate.