



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

MLS # A2170958



\$499,850

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 251
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: N/A

3 bedrooms, a double garage, a private front yard, and a location in an incredible community close to all the amenities you could need—with easy access to the mountains—this Sage Hill townhouse truly has it all! Nestled in the vibrant and desirable community of Sage Hill, this stunning townhouse offers a perfect blend of modern living and a thriving neighborhood atmosphere. Known for its scenic pathways, lush parks, and friendly community feel, Sage Hill is a top choice for families, young professionals, and investors. With convenient access to shopping, dining, and major routes like Stoney Trail, you can experience the relaxing suburban life while still being connected to all that Calgary has to offer. Get ready to fall in love with this 3 bedrom, 2.5 bathroom townhouse. Step inside and be greeted by an open-concept main floor where stylish vinyl plank flooring and soaring 9ft ceilings create a bright, airy vibe that you’ll love coming home to. Whether you’re whipping up a feast or having friends over, the sleek and spacious kitchen is your new happy place—complete with a huge quartz island, stainless steel appliances, and loads of storage. Head upstairs, and you’ll discover three generously sized bedrooms, including a dreamy primary suite that’s your own little retreat. With a walk-through closet and a private ensuite, you’ll be living in comfort and style. Need a bit more space? The basement has a laundry area and tons of storage, plus there’s an attached double garage to make thoes chilly winter mornings a breeze. And it doesn’t stop there—step outside to your private front yard, an ideal spot for summer barbecues or simply kicking back and relaxing. Location? It’s unbeatable! You’ll have quick access to all the essentials—shopping, parks, dining, and

major routes like Stoney Trail, meaning adventure is always around the corner. In Sage Hill, you're not just buying a home, you're embracing a lifestyle that offers the best of what Calgary has to offer. This home is ready to wow you—don't miss out!