

51 Sage Bluff Circle NW
Calgary, Alberta

MLS # A2173075



\$384,900

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|------------------|-----------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 830 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Few Trees, Front Yard, Landscaped | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 158 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | None | | |

Pride of ownership exudes from this gorgeous 2 bed, 1 bath townhome that comes with a single attached garage. Luxury vinyl plank flooring, high ceilings and large windows run through-out, making this home warm and bright. The kitchen comes with upgraded S/S appliances, Quartz countertops, tiled backsplashes, custom white cabinets and a center island that overlooks the separate dining area and large living room that grants access to a huge balcony perfect for relaxing and enjoying those beautiful Summer evenings. Completing this well kept unit is an oversized master bedroom, 4pc bath/laundry area plus a 2nd bedroom. Additional bonuses include: Low condo dues, a West facing front yard/patio and a single attached garage. Located close to schools, parks, major shopping, City transit and easy access to main roadways. A Must See !!