

146 Sage Bluff Circle NW  
Calgary, Alberta

MLS # A2217657



**\$459,999**

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,255 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** 240V EV Charger ready in the garage

Welcome to this meticulously kept townhome featuring 3 bedrooms, 2.5 bathrooms, and a double garage, located in the lovely neighborhood of Sage Hill. The main level boasts an open layout that includes the living area, kitchen, and dining nook. It comes with laminate flooring, a spacious island, and modern stainless-steel appliances. Additionally, there is a half bathroom on the main floor. Upstairs, you will find carpet flooring, a primary bedroom complete with a 4-piece ensuite, two additional bedrooms, and a shared 4-piece bathroom. The patio has a gas hookup that makes it easy to enjoy barbecues. Just connect your grill to the gas line, and you're ready to cook. This setup allows for quick and convenient grilling without the need for separate gas tanks. A standout feature is the garage's 240V service plug &mdash;EV charger ready! The double attached garage at the rear provides access to the basement, which houses the laundry area and the mechanical/utility room. The Sage Hill community offers convenient access to major roads, particularly the Stoney Trail. Nearby amenities include grocery stores, dining options, parks, and coffee shops. Essential services such as medical clinics, public transit, a police station, a fire station, and schools are also in close proximity.