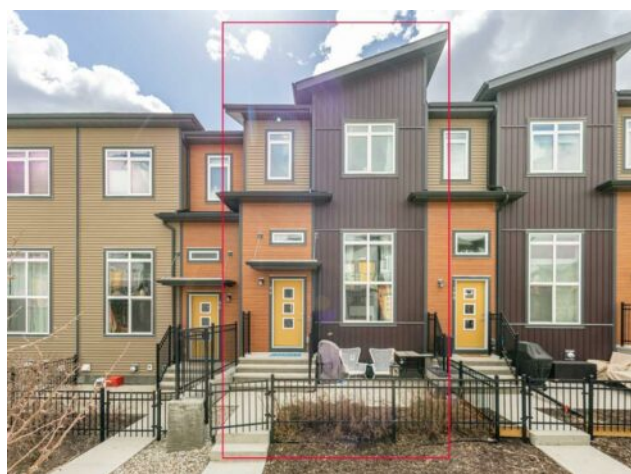


**98 Sage Bluff Circle NW
Calgary, Alberta**

MLS # A2210714



\$477,400

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,249 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully appointed 2-storey townhouse in the sought-after community of Sage Hill. Featuring 2 spacious bedrooms, 2.5 bathrooms, and a double attached garage, this home perfectly blends comfort, style, and convenience. Step inside to a bright and airy living room with soaring ceilings and an abundance of natural light streaming through large, expansive windows. The open-concept main level showcases gorgeous vinyl flooring, a large dining area, and a contemporary kitchen complete with sleek white cabinetry, quartz countertops, a breakfast bar, and stainless-steel appliances—ideal for both everyday living and entertaining. Upstairs, you’ll find two generous primary suites, each with its own walk-in closet and private 4-piece ensuite, providing ultimate comfort and privacy. The convenient upper-floor laundry adds to the home’s thoughtful layout. Enjoy warm summer evenings on the spacious front patio, perfect for relaxing or hosting BBQs. Located close to shopping, dining, parks, and playgrounds, this home offers an unbeatable lifestyle in a thriving neighborhood. Whether you’re looking for your next home or a fantastic investment opportunity, this property checks all the boxes. Don’t miss out—schedule your private viewing today!