

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

**MLS # A2212516**



**\$479,800**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		

**Inclusions:** TV wall mount

The Condo lifestyle in a stylish end unit in Sage Hill! This 2 PRIMARY BEDROOM floor plan offers open concept design and 1,270+ square feet of lovely living space with big, bright windows, vaulted ceilings, and modern colours. Quality finishes throughout include FULL-HEIGHT Shaker-style cabinetry in the kitchen, QUARTZ countertops, and STAINLESS APPLIANCES. Two Primary bedrooms, each with large WALK-IN CLOSET and EN SUITE BATH. Comfortable living room is perfect for cozy nights in, and PATIO is your own outdoor space to enjoy summer evenings and weekend coffee. The convenience of a DOUBLE GARAGE, UPSTAIRS LAUNDRY, BASEMENT STORAGE, with this END UNIT location providing a view to the south. EXCELLENT LOCATION within the community offers quick access to the best that Sage Hill has to offer - pathways, greenspace, shopping, and services. The home you have been searching for - arrange your private showing today!