

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

MLS # A2173075



\$384,900

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		

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 !!