

207 Sage Bluff Drive NW
Calgary, Alberta

MLS # A2176341



\$499,900

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,340 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 251
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: EcoBee Smart Thermostat, wooden shelving in garage, resin shelving in large lower level closet, TV mount in upstairs bedroom

Welcome to this exceptional townhome in Sage Hill, where luxury meets convenience at every turn. As you step through the front door, a large, inviting foyer leads to a lower-level bonus room, bathed in natural light from expansive windows that create an open, welcoming atmosphere. From here, ascend to the heart of the home: the stunning upgraded kitchen, a true chef's delight with crown-molded cabinetry, sleek quartz countertops, and a generous island that serves as both a gathering point and functional workspace. High-end stainless steel appliances, including an upgraded gas stove, enhance the space, while a pantry provides ample storage. This kitchen connects seamlessly to a balcony for indoor-outdoor cooking and entertaining, alongside a formal dining area that flows effortlessly into the main living room. The living room, perfectly situated adjacent to the kitchen, is a bright and airy sanctuary with large windows and access to a second balcony on the main level, allowing sunlight to pour in and creating a sense of calm and luxury. Completing the main level is a thoughtfully designed powder room and a separate laundry room. Here, built-in speakers, an Ecobee thermostat, and other high-end upgrades add to the home's appeal and functionality. Upstairs, the primary bedroom awaits, a true retreat featuring a spacious walk-in closet and an immaculate ensuite bathroom, offering a serene escape within the home. The upper level also includes two additional well-sized bedrooms and a four-piece bathroom, catering to family and guests alike. For added convenience, the oversized double garage provides direct access to the lower level, creating a functional and efficient entryway. This extensively upgraded townhome also features premium Whirlpool appliances, a smart doorbell, air conditioning, central vacuum, and integrated built-in speakers, reflecting

the thoughtful design and care invested in this home. Located in the family-friendly and desirable community of Sage Hill, this townhome is the epitome of modern living with a warm, luxurious touch, ready to welcome you home.