

\$479,900 - 68 Sage Bluff Circle Nw, Calgary

MLS® #A2138011

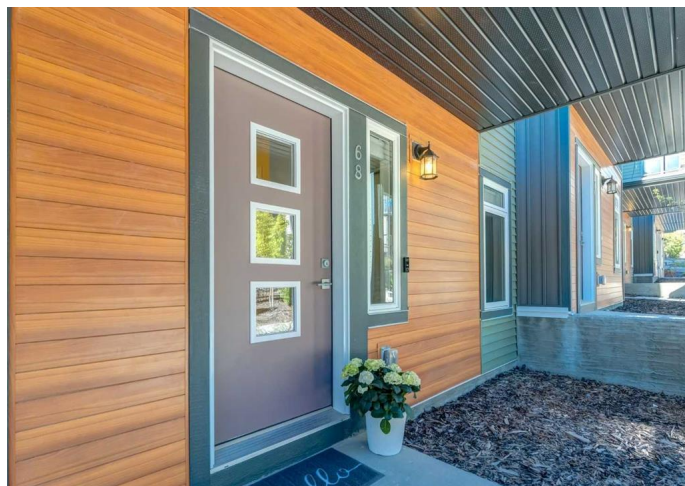
\$479,900

2 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This modern, exceptionally well-maintained and exceedingly spacious townhome has a convenient dual primary bedroom floor plan, a stylish design, an attached tandem garage and an unsurpassable location in friendly Sage Hill. The sizable entry level provides access to the garage with extra room for storage, bikes a motorcycle plus plenty of parking for yourself and guests inside, on the driveway or in the visitor parking stalls within the complex. An abundance of natural light washes over the main floor with an open and airy plan designed for both comfort and entertaining. Hunter Douglas blinds throughout when you do need to block out the sun. Relaxation is invited in the neutral living room or on the expansive balcony overlooking the courtyard. A gas line encourages casual barbeques with family and friends. Centring the open concept space is the dining room perfectly creating an airy space to gather over a delicious meal. Beautifully upgraded the chef of the household will love the gorgeous yet functional kitchen featuring quartz countertops, stainless steel appliances, shaker cabinets, timeless subway tile and a breakfast bar on the centre island to convene around. A privately tucked away powder room completes this level. Laundry is conveniently located on the upper level. Dual primary bedrooms deliver quiet and peaceful places to retreat to, both feature private 4-piece ensuites, no need to share! This beautiful, move-in ready home is in a great Sage Hill location with a wealth of parks and



pathways that wind around the pond and nature area, plus every amenity, big box store and diverse restaurants nearby at Sage Hill Crossing and Nolan Hill Gate.

Built in 2018

Essential Information

MLS® #	A2138011
Price	\$479,900
Sold Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	68 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Secured Parking
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Insulated, Tandem

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
-------------------	---

Appliances	Dishwasher, Dryer, Electric S Fan, Refrigerator, Washer, W
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Low Maintenance Landscape, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	June 11th, 2024
Date Sold	July 3rd, 2024
Days on Market	22
Zoning	M-1 d74
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.