

\$484,900 - 48 Sage Bluff Circle Nw, Calgary

MLS® #A2150646

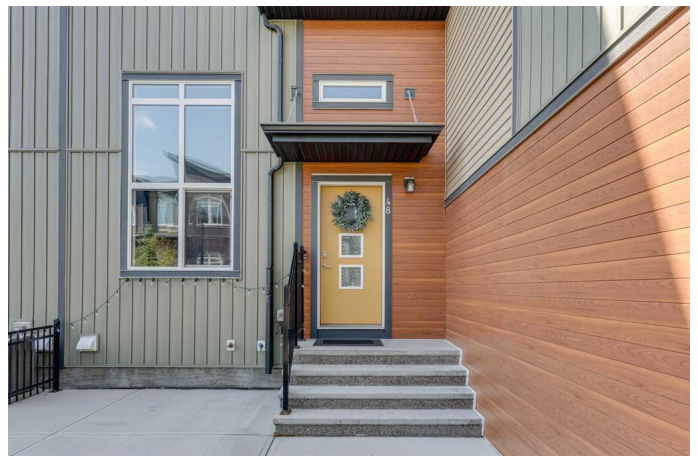
\$484,900

2 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

****2 bedroom (dual master suites) + 2.5 bath**
baths w/ tall ceilings, highly upgraded kitchen,
& double attached garage** Located in the
popular community of Sage Hill, this modern 2
bedroom + 2.5 bathroom townhome with LOW
condo fees is thoughtfully designed -
showcasing a layout emphasizing great flow &
functionality that is sure to impress. Setting the
tone as you step inside, the living room
captivates with its dramatic tall 13+ ft ceiling
height & large window that is perfect for
relaxing & entertaining guests alike. Nearby,
the dedicated dining area & huge upgraded
kitchen (a rarity in townhomes) offers the
perfect spot to hang out & is ready for any
occasion by being very well equipped with
stainless steel appliances, 2 sides of full height
cabinetry & quartz countertops (also in the
bathrooms), corner pantry, wrap-around
breakfast bar, & ample room to put in an
additional island, coffee/prep station, or drinks
bar! Around the corner, a half bathroom
smartly completes this level. As the perfect
retreat, enjoy the luxuries of having 2
well-sized master bedroom suites, each with
their own ensuite full bathrooms (one with
tub/shower combo & the other with an
over-sized shower) & walk-in closets (each
with their own windows). Upstairs laundry
(full-size front loading units) finishes off this
floor. On the lower level, the partial basement
has plenty of room for storage & your
additional needs. From the contemporary light
coloured palette to the large windows



throughout, the details all come together to create an inviting, comfortable, & sophisticated ambiance. Notable features include; laminate flooring throughout the main living areas, BBQ gas line on the spacious patio in the front (that is privately fenced), Ecobee smart thermostat equipped, & an insulated double attached garage (equipped with upgraded bright LED lighting). Beyond the home, enjoy having visitor parking & one of the complex entrances nearby while providing quick access to a lovely playground, green space/walking paths, plenty of shopping & amenities along with Stoney Tr means this is a great location. With so much to offer inside and out, come view this amazing home today!

Built in 2019

Essential Information

MLS® #	A2150646
Price	\$484,900
Sold Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Sold

Community Information

Address	48 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

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

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 22nd, 2024
Days on Market	3
Zoning	M-1 d74
HOA Fees	94.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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