

\$500,000 - 157 Sage Bluff Circle Nw, Calgary

MLS® #A2157008

\$500,000

3 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Stylish 3 BEDROOM townhouse promoting a convenient, low-maintenance lifestyle. Ideally located close to visitor parking with easy access in and out of the complex. Keep your own vehicles safely out of the elements in the DOUBLE ATTACHED GARAGE. A PRIVATELY FENCED FRONT PATIO provides a great outdoor space for unwinding as well as a charming greeting for guests before heading into the private foyer. The sophisticated main floor is basked in natural light with a modern design that is both beautiful and functional. Clear sightlines allow for easy interaction between all the main rooms. The gorgeous kitchen encourages culinary explorations with GRANITE COUNTERTOPS, A GAS STOVE, STAINLESS STEEL APPLIANCES, A CENTRE BREAKFAST BAR ISLAND, FULL-HEIGHT CABINETS and an enclosed pantry for extra storage. A GLASS-RAILED BALCONY encourages casual barbeques and an effortless indoor/outdoor lifestyle. Entertain with ease in the dining room that perfectly centres the open concept space allowing for amazing connectivity into the relaxing living room. The powder room is perfectly located on the way up the stairs granting privacy where needed. Retreat at the end of the day to the primary bedroom and enjoy the comforts of a large walk-in closet and a private ensuite with an UPGRADED STAND-UP SHOWER and GRANITE COUNTERTOPS. 2 additional spacious and bright bedrooms and another full



bathroom also with granite complete this upper level. Wonderfully located within this young and vibrant neighbourhood. An extensive pathway winds throughout the community traveling by charming ponds and tranquil natural areas. A wealth of parks and every amenity, big box stores and diverse restaurants ensure everything you need is close at hand. Truly an exceptional location for this move-in ready, stylish home!

Built in 2018

Essential Information

MLS® #	A2157008
Price	\$500,000
Sold Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,251
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	157 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	August 30th, 2024
Days on Market	16
Zoning	M-1 d74
HOA Fees	85.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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