

# \$519,000 - 60 Sage Bluff Manor Nw, Calgary

MLS® #A2164611

**\$519,000**

3 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover your dream home in Sage Hill with this 3-bedroom, 2.5 bathroom townhome built by Brookfield. From the moment you enter this meticulous and stylish 2-storey home, you will be immediately impressed. Perfect for families or young professionals who love to entertain. The main floor opens from the front door into a large living room, with an open-concept layout that leads you to the dining area and kitchen featuring a large island ideal for gathering around. Just off the kitchen is a flex area and a half bathroom. The main floor features luxury quartz countertops, vinyl plank flooring, upgraded lighting package, stainless steel appliances including an upgraded fridge, upgraded maple cabinets to the ceiling, with pot and pans drawers. Off the back of the home you will find a nice size deck with vinyl flooring. In front of the home is a large patio space, perfect for enjoying your morning coffee or evening BBQ, with a garden that includes a raspberry bush.

The upper floor is designed for convenience and relaxation, featuring three bedrooms, a 4-piece bathroom and a 3-piece ensuite. The south facing primary bedroom includes a walk-in closet with window for natural light and an ensuite with linen storage and an upgraded 60" shower. At the rear of the home, you will find two nice sized bedrooms and the main bathroom. All bathrooms feature upgraded quartz countertops.



This home features a rare double attached garage that leads you into the partially developed basement of the home where the laundry and mechanical is located.

This home has been cared for by the original owner. The home is within walking distance to the medical clinic, dental clinic, and pharmacy in Sage Meadows. It is a walk or short drive to Walmart, T&T, the public library, and more.

There is easy access to Stoney Trail, Shaganappi Trail, and Beddington Trail to Deerfoot Trail. Come see this desirable townhome with its ideal blend of functionality and style today!

Built in 2018

### **Essential Information**

MLS® #	A2164611
Price	\$519,000
Sold Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,147
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

### **Community Information**

Address	60 Sage Bluff Manor Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 1T5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Partial

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 23rd, 2024
Date Sold	October 11th, 2024
Days on Market	16
Zoning	M-1 d74
HOA Fees	94.50
HOA Fees Freq.	ANN

### Listing Details

Listing Office	MaxWell Canyon Creek
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