

**74 Sage Bluff Circle NW**  
**Calgary, Alberta**

**MLS # A2211416**

**\$419,900**



|                  |                                      |               |                  |
|------------------|--------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                            |               |                  |
| <b>Type:</b>     | Residential/Five Plus                |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                   |               |                  |
| <b>Size:</b>     | 1,232 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Oversized, Single Garage Attached    |               |                  |
| <b>Lot Size:</b> | -                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape |               |                  |

|                    |                                                                         |                   |        |
|--------------------|-------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                         | <b>Condo Fee:</b> | \$ 237 |
| <b>Basement:</b>   | None                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Vinyl Siding, Wood Frame                              | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |        |
| <b>Inclusions:</b> | Window Coverings                                                        |                   |        |

Welcome to 74 Sage Bluff Circle. This immaculately maintained townhouse is located in the desirable North West community of Sage Hill. This beautiful unit offers more than just a place to live—it offers a lifestyle. With easy access to main roadways, shops, restaurants, schools, walking paths and more, the location can't be beat. This unit boasts over 1200 sq feet of thoughtfully designed living space, an attached garage, and a functional layout which includes 2 large primary suites. Upon entering the unit, there is a mud room with a closet and access to your private oversized garage offering ample space for parking and additional storage. Head upstairs into the main open concept living room and kitchen space where you will find the bright kitchen. This chef's kitchen includes quartz countertops, upgraded stainless steel appliances and plenty of storage with a large pantry. An island adds counter space and seating space. The rest of the main floor is spacious with vinyl plank flooring throughout and can accommodate living room furniture, a dining table and a work space. It is finished off with a balcony and 2-piece bathroom. On the third floor, you will find the fantastic dual primary bedrooms, each complete with 4-piece full-bath ensuites and large closets. The laundry is also conveniently located on this floor. The unit is fully equipped with Hunter Douglas Blinds bringing modern touches throughout. Whether you're looking for a fantastic family home or an investment opportunity in a desirable rental market, this property offers everything you need! Book your showing today!