

47 SAGE BLUFF Circle, Calgary T3R 1T5

MLS® #: **A2170148** Area: **Sage Hill** Listing Date: **10/04/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **828**
 Low Sqft:
 Ttl Sqft: **828**

DOM

78
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Few Trees,Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Uncovered Courtyard**

Construction: **Cement Fiber Board,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Upper	10`4" x 10`8"	Living Room	Upper	10`4" x 10`2"
Dining Room	Upper	15`6" x 7`1"	4pc Bathroom	Upper	7`5" x 4`10"
Bedroom - Primary	Upper	10`10" x 11`6"	Bedroom	Upper	10`4" x 10`8"
Furnace/Utility Room	Second	3`3" x 3`10"	Furnace/Utility Room	Second	2`11" x 3`11"

Legal/Tax/Financial

Condo Fee:
\$158

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

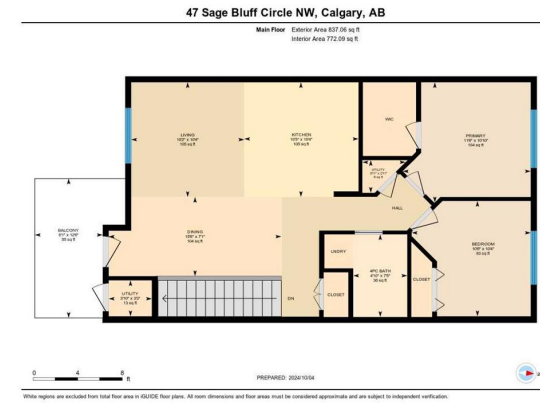
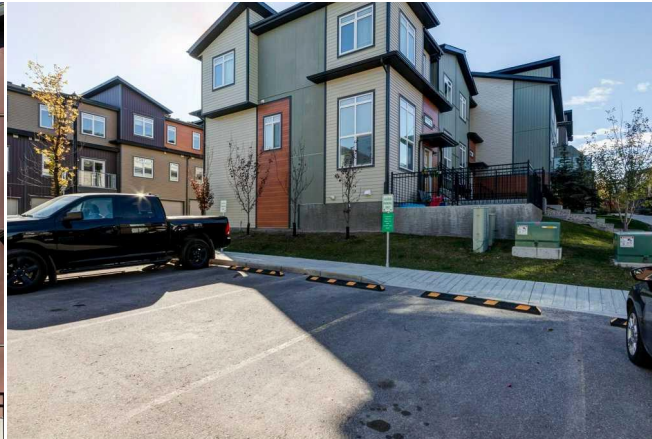
Legal Desc: **1812359**

Remarks

Pub Rmks: **REDUCED \$10,000 - Welcome to this stunning bungalow-style stacked townhome, where modern design meets comfort with an inviting atmosphere that you will love coming home to. The open-plan living area is bathed in natural light, thanks to the south-facing windows and high ceilings, creating a warm and airy ambiance. The contemporary kitchen features grey shaker cabinets and a spacious island, complemented by elegant white quartz countertops. The stainless steel appliance package, along with stylish pendant and track lighting, enhances the kitchen's functionality and aesthetic appeal, complemented by durable luxury vinyl plank flooring throughout the living area. This home includes convenient in-unit laundry, a walk-in closet in the primary bedroom and a generously sized second bedroom provides ample space for guests, family or a home office. Plus a sunny south-facing balcony, perfect for barbecuing and enjoying outdoor seating while overlooking the serene courtyard. You'll also appreciate your attached garage, extra storage in the landing area off the garage, and in the furnace/utility room, and the thoughtful ceramic tile upgrade on the stairwell and main entry. With plenty of visitor parking available and a nearby playground, this property is ideal for young professionals or investors. Located in the vibrant Sage Hill community, you will find an abundance of shops and amenities at your fingertips, along with excellent access to Stoney Trail, Deerfoot Trail, and the Airport. Don't miss the opportunity to make this beautiful townhome your own!**

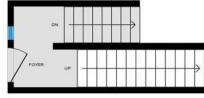
Inclusions: **N/A**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



47 Sage Bluff Circle NW, Calgary, AB

Entry Level Exterior Area 72.51 sq ft
Interior Area 56.39 sq ft

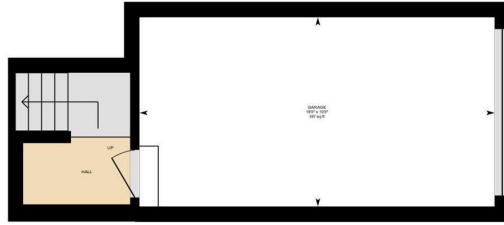


PREPARED: 2024/10/04

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

47 Sage Bluff Circle NW, Calgary, AB

Basement (Below Grade) Exterior Area 64.08 sq ft
Interior Area 42.71 sq ft
Excluded Area 241.21 sq ft



PREPARED: 2024/10/04

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

