



THE
A-TEAM

**RE/MAX
FIRST**

148 SAGE BLUFF Circle, Calgary T3R 1T5

MLS®#: **A2170958**

Area: **Sage Hill**

Listing Date: **10/07/24**

List Price: **\$499,850**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area
Abv Sqft: **1,245**
Low Sqft:
Ttl Sqft: **1,245**

DOM

44
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"
Dining Room	Main	15`7" x 8`5"
Living Room	Main	13`10" x 12`2"
4pc Bathroom	Upper	4`11" x 7`11"
Bedroom	Upper	8`5" x 10`2"

Room	Level	Dimensions
Breakfast Nook	Main	5`3" x 7`8"
Kitchen	Main	11`11" x 13`3"
3pc Ensuite bath	Upper	5`0" x 9`7"
Bedroom	Upper	8`5" x 15`8"
Bedroom - Primary	Upper	13`9" x 11`7"

Laundry	Basement	13`9" x 12`7"	Furnace/Utility Room	Basement	5`1" x 5`1"
			Legal/Tax/Financial		

Condo Fee: \$251	Title: Fee Simple	Zoning: M-1
	Fee Freq: Monthly	

Legal Desc:	1711081	Remarks
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Pub Rmks: **OPEN HOUSE SUNDAY NOV 10, 1-3 PM | 3 bedrooms, a double garage, a private front yard, and a location in an incredible community close to all the amenities you could need—with easy access to the mountains—this Sage Hill townhouse truly has it all! Nestled in the vibrant and desirable community of Sage Hill, this stunning townhouse offers a perfect blend of modern living and a thriving neighborhood atmosphere. Known for its scenic pathways, lush parks, and friendly community feel, Sage Hill is a top choice for families, young professionals, and investors. With convenient access to shopping, dining, and major routes like Stoney Trail, you can experience the relaxing suburban life while still being connected to all that Calgary has to offer. Get ready to fall in love with this 3 bedrom, 2.5 bathroom townhouse. Step inside and be greeted by an open-concept main floor where stylish vinyl plank flooring and soaring 9ft ceilings create a bright, airy vibe that you'll love coming home to. Whether you're whipping up a feast or having friends over, the sleek and spacious kitchen is your new happy place—complete with a huge quartz island, stainless steel appliances, and loads of storage. Head upstairs, and you'll discover three generously sized bedrooms, including a dreamy primary suite that's your own little retreat. With a walk-through closet and a private ensuite, you'll be living in comfort and style. Need a bit more space? The basement has a laundry area and tons of storage, plus there's an attached double garage to make thoes chilly winter mornings a breeze. And it doesn't stop there—step outside to your private front yard, an ideal spot for summer barbecues or simply kicking back and relaxing. Location? It's unbeatable! You'll have quick access to all the essentials—shopping, parks, dining, and major routes like Stoney Trail, meaning adventure is always around the corner. In Sage Hill, you're not just buying a home, you're embracing a lifestyle that offers the best of what Calgary has to offer. This home is ready to wow you—don't miss out!**

Inclusions:	N/A
Property Listed By:	Real Broker

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









