

**95 Sage Bluff Gate NW
Calgary, Alberta**

MLS # A2278535



\$449,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,148 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features: Lighting	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Track		
Inclusions:	Air Conditioner		

Welcome to this awesome Sage Hill townhome with low condo fees! This former show-home has been beautifully cared for and features 3 spacious bedrooms, 2.5 bathrooms, and a rare double side-by-side garage. Out front, you've got your own private patio and garden with a gas line for the BBQ, plus air conditioning to keep things cool on those hot summer days—perfect for morning coffee or evening hangouts with friends. Inside, you'll love the easy main-floor access, 9' ceilings, big bright living room windows, and built-in speakers that add a nice touch. The open layout flows into a large dining area and an impressive chef's kitchen, complete with a 9-foot quartz island that comfortably seats four, ceiling-height white cabinets, white subway tile backsplash, stainless hardware, and a full stainless steel appliance package. There's also a handy pantry and a convenient door leading out to the sunny south-facing balcony, ideal for grilling and entertaining. A cozy den area off to the side works perfectly as a home office or entertainment space, and a stylish 2-piece bath with bronze fixtures finishes off the main floor. Upstairs, all three bedrooms are bright and welcoming with large windows. The Primary Bedroom features a walk in closet and full Bathroom with Quartz counter and timeless subway tile backsplash the additional two bedroom are comfortable retreats filled with natural light and a full bathroom that's clean and modern also having a quartz countertop and sleek white subway tile backsplash complete the upper level. Downstairs, the unfinished basement is a great blank canvas. It includes the laundry and mechanical room, plus plenty of extra space for storage or future development. This home offers comfort, practicality, and energy-conscious living in one of Calgary's most desirable communities—just minutes

from Walmart, T&T Supermarket, the public library, playgrounds, and quick access to Stoney Trail for an easy commute. Book your private showing today and see it for yourself!