



# 157 Sage Bluff Circle Calgary Alberta

\$500,000

LOW LOW CONDO FEES! Experience stylish living in this 3 BEDROOM townhouse, offering a convenient, low-maintenance lifestyle in a fantastic location. Situated close to visitor parking, this unit boasts easy access in and out of the complex, while your vehicles stay protected year-round in the DOUBLE ATTACHED GARAGE. Welcome guests with a privately fenced front patio, a serene outdoor retreat perfect for relaxing or entertaining. Inside, a bright and modern main floor features an OPEN-CONCEPT DESIGN that seamlessly connects the living spaces. The gorgeous kitchen is a culinary haven with GRANITE COUNTERTOPS, A GAS STOVE, STAINLESS STEEL APPLIANCES, A CENTRE BREAKFAST BAR ISLAND, FULL-HEIGHT CABINETS, and an enclosed pantry for ample storage. Step out onto the glass-railed balcony, ideal for casual barbecues and enjoying the indoor/outdoor lifestyle. The dining room is perfectly positioned at the heart of the main floor, effortlessly connecting to the relaxing living room, creating an ideal space for entertaining. A thoughtfully located powder room provides added convenience and privacy. Upstairs, retreat to the primary bedroom with its large walk-in closet and private ensuite, featuring an UPGRADED STAND-UP SHOWER AND GRANITE COUNTERTOPS. Two additional spacious bedrooms and another full bathroom with granite counters, complete the upper level. THIS MOVE-IN-READY HOME IS PERFECTLY SITUATED IN A VIBRANT NEIGHBORHOOD. Enjoy extensive pathways that wind through the community, passing scenic ponds and tranquil green spaces. Parks, big-box stores, diverse dining options, and every amenity you could need are all just moments away. Don't miss the chance to own this exceptional home in an desirable location! (id:6769)

Furnace 12.50 M x 10.17 M  
 Dining room 13.67 M x 8.00 M  
 Kitchen 13.42 M x 11.75 M  
 Living room 12.17 M x 10.33 M  
 2pc Bathroom .00 M x .00 M

Primary Bedroom 11.33 M x 10.75 M  
 Bedroom 9.25 M x 8.17 M  
 Bedroom 14.33 M x 8.50 M  
 3pc Bathroom .00 M x .00 M  
 4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
Greater Property Group

<http://www.MyHomeAgent.ca>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca