



## 51 Sage Bluff Circle Calgary Alberta

\$384,900

Pride of ownership exudes from this gorgeous 2 bed, 1 bath townhome that comes with a single attached garage. Luxury vinyl plank flooring, high ceilings and large windows run through-out, making this home warm and bright. The kitchen comes with upgraded S/S appliances, Quartz countertops, tiled backsplashes, custom white cabinets and a center island that overlooks the separate dining area and large living room that grants access to a huge balcony perfect for relaxing and enjoying those beautiful Summer evenings. Completing this well kept unit is an oversized master bedroom, 4pc bath/laundry area plus a 2nd bedroom. Additional bonuses include: Low condo dues, a West facing front yard/patio and a single attached garage. Located close to schools, parks, major shopping, City transit and easy access to main roadways. A Must See !! (id:6769)

Kitchen 10.33 Ft x 10.17 Ft

Dining room 10.25 Ft x 8.17 Ft

Living room 16.92 Ft x 9.25 Ft

Primary Bedroom 10.42 Ft x 9.92 Ft

Bedroom 10.42 Ft x 8.42 Ft

Other 7.08 Ft x 3.42 Ft

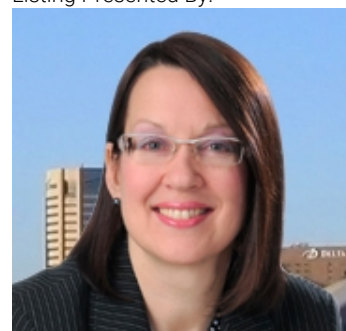
Laundry room 3.00 Ft x 2.67 Ft

Other 6.75 Ft x 4.83 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

Other 12.08 Ft x 6.08 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.kevinbeutler.com/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net