



## 60 Sage Bluff Manor Calgary Alberta

\$519,000

Discover your dream home in Sage Hill with this 3-bedroom, 2.5 bathroom townhome built by Brookfield. From the moment you enter this meticulous and stylish 2-storey home, you will be immediately impressed. Perfect for families or young professionals who love to entertain. The main floor opens from the front door into a large living room, with an open-concept layout that leads you to the dining area and kitchen featuring a large island ideal for gathering around. Just off the kitchen is a flex area and a half bathroom. The main floor features luxury quartz countertops, vinyl plank flooring, upgraded lighting package, stainless steel appliances including an upgraded fridge, upgraded maple cabinets to the ceiling, with pot and pans drawers. Off the back of the home you will find a nice size deck with vinyl flooring. In front of the home is a large patio space, perfect for enjoying your morning coffee or evening BBQ, with a garden that includes a raspberry bush. The upper floor is designed for convenience and relaxation, featuring three bedrooms, a 4-piece bathroom and a 3-piece ensuite. The south facing primary bedroom includes a walk-in closet with window for natural light and an ensuite with linen storage and an upgraded 60" shower. At the rear of the home, you will find two nice sized bedrooms and the main bathroom. All bathrooms feature upgraded quartz countertops. This home features a rare double attached garage that leads you into the partially developed basement of the home where the laundry and mechanical is located. This home has been cared for by the original owner. The home is within walking distance to the medical clinic, dental clinic, and pharmacy in Sage Meadows. It is a walk or short drive to Walmart, T&T, the public library, and more. There is easy access to Stoney Trail, Shaganappi Trail, and Beddington Trail to Deerfoot Trail. Come see this ...

Primary Bedroom 11.75 Ft x 13.67 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

3pc Bathroom 9.50 Ft x 4.92 Ft

Bedroom 15.67 Ft x 8.42 Ft

Bedroom 11.67 Ft x 8.42 Ft

Storage 12.50 Ft x 17.33 Ft

Living room 12.17 Ft x 13.75 Ft

Dining room 8.50 Ft x 13.75 Ft

Kitchen 13.25 Ft x 17.17 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.scottmrussell.ca/>

**RE/MAX**

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