



## 99 Sage Bluff Circle Calgary Alberta

\$340,000

Welcome to Sage Hill's Symons Gate! This beautiful SOUTH FACING, 2 BED, 1 BATH home boasts over 700 sqft and is perfect for first-time homebuyers/young professionals. This single level townhome features large south facing windows allowing for maximum natural light, 4 seat substantial kitchen island, granite countertops throughout, luxury vinyl plank flooring, stainless steel kitchen appliances, stacked washer/dryer, upgraded stained maple cabinets, a south facing private and fenced large patio right out your front door, and more! Downstairs you will find a convenient mud room and storage space (118 sqft) connected to your own private DOUBLE ATTACHED TANDEM GARAGE (34'x10') with loads of additional storage room. With a playground right at the end of your street, just steps from Sage Hill Crossing (Walmart Supercentre, Shoppers Drugmart, Tim Hortons etc.), an endless variety of cafes, shops and restaurants (including Sunset Grill), Creekside shopping, Nolan Hill shopping, Beacon Hill shopping and walking/bike paths. Book your showing today! (id:6769)

Other 7.83 Ft x 5.08 Ft

Kitchen 13.08 Ft x 10.08 Ft

Living room 10.42 Ft x 13.08 Ft

Laundry room 4.92 Ft x 4.50 Ft

Primary Bedroom 10.33 Ft x 10.17 Ft

Bedroom 10.33 Ft x 8.17 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Listing Presented By:



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