



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

MLS # A2294497



\$425,000

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,216 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: n/a

Discover elevated living in this beautifully designed townhome located in the heart of Sage Hill NW Calgary. Situated just steps away from a family-friendly playground, this property offers a rare blend of luxury, functionality, and community charm. Featuring a double master bedroom plan with dual ensuites this 2 Bedroom, 2.5 Baths design plan offers over 1,200+ square feet of luxury low maintenance living. This home features builder upgrades throughout featuring sleek granite countertops, custom shaker style designer cabinetry, premium vinyl plank flooring, high ceilings, stainless steel appliance package, full tile to ceiling around all baths/showers, and glass panelled balcony with gas-line for BBQ. This home blends together the perfect mix of modern style with at home comfort. This home's open floor plan offers natural light through large windows on every level, creating bright and welcoming spaces that feel like home from the moment you walk in. Enjoy the convenience of an attached double car (tandem) garage + full length driveway for 3 car total parking as well as ease of access along Sage Bluff Gate for additional guest parking. Whether you're entertaining or relaxing, the open-concept layout and thoughtfully designed living areas make this home a standout choice. Offering exceptional value in one of Calgary's premier NW communities and providing quick and easy access to nearby shopping, public transit routes, park & playground spaces, and walking and bike trails this is an opportunity not to be missed!