

# \$469,800 - 148 Sage Bluff Circle Nw, Calgary

MLS® #A2197354

**\$469,800**

3 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\*\*Please join us at our open houses Sat. & Sun. between 1-4 PM\*\*\* Welcome to this nearly mint condition townhome, located at The Link at Symons Gate in the thriving community of Sage Hill! This contemporary property is a rare find, offering over 1,250 sq. ft. above grade of pristine living space with a great open floor plan. The huge fully fenced front patio space greets you as you enter and will easily fit all your patio furniture, with a gas-line for the bbq, making this a great place to gather with family and friends. Step inside to the open main floor and the spacious living room, featuring loads of west facing windows to flood the home with tons of natural light. The dining room is large enough for a 6 seater table and chairs and features a wall of additional cabinets and much needed pantry space. A great kitchen design has loads of cabinetry, stainless appliances and a huge quartz kitchen island with additional seating for 3. Perfect for families or those who love to entertain. Around the corner is an excellent flex area for a home office or breakfast nook. The powder room is also found on the main floor, across from the staircase that leads downstairs to the utility room with loads of storage.

The double car garage is a standout feature, offering plenty of space for vehicles and additional storage, so youâ€™ll never have to worry about parking or clutter. Whether youâ€™re coming home with groceries or equipment, youâ€™ll appreciate the easy



access and the extra room to organize. Upstairs, the home offers three bedrooms and two full bathrooms, including a primary bedroom with a walk-in closet and a private 3-piece ensuite—perfect for a personal retreat. The additional bedrooms are ideal for children, roommates, a home office, or whatever suits your lifestyle and needs. With easy access to shopping destinations like Walmart, Co-op, and T&T Supermarket, as well as walking paths, biking trails, and a variety of restaurants, this home offers everything you need right at your doorstep. Whether you're a growing family or a young professional, this move-in-ready home with its double garage and mint condition is the perfect place to call home. Schedule your private viewing today!

Built in 2016

### Essential Information

MLS® #	A2197354
Price	\$469,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	148 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 1T5

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 10th, 2025
Days on Market	65
Zoning	M-1

### Listing Details

Listing Office	Real Broker
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