

50 Sage Bluff Manor NW
Calgary, Alberta

MLS # A2216037



\$499,800

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	None		

Welcome to Your Dream Home in Sage Hill with LOW CONDO FEES. This beautifully maintained END-UNIT townhome offers 3 spacious bedrooms, 2.5 bathrooms, and a rare DOUBLE SIDE-BY-SIDE garage — perfect for comfortable family living. Enjoy the convenience of main-floor access and an open-concept layout featuring a large, sunlit living room that flows into the dining area and stylish kitchen. The chef's kitchen boasts a large island, luxury quartz countertops, ceiling-height upgraded cabinetry, stainless steel appliances , and an elegant lighting package — all enhanced by laminate flooring throughout the main floor. Step out front to your private patio and garden — perfect for morning coffee or evening BBQs. Upstairs, you'll find upgraded carpet, three bright bedrooms with large triple-pane windows, and two full bathrooms with modern upgraded tile flooring. The bedrooms are peaceful retreat with ample natural light. Downstairs, the partially developed basement houses the laundry and mechanical room and offers some storage space. Located in a highly desirable community, this home is walking distance or just minutes drive from Walmart, T&T Supermarket, the public library, playground, and provides quick access to Stoney Trail for an easy commute. Lovingly cared for by the original owner, this home is move-in ready and waiting for you. Schedule your private viewing today!