

228 Sage Bluff Drive NW  
Calgary, Alberta

MLS # A2243668



# \$755,000

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Sage Hill                                                                |        |                  |
| Type:     | Residential/House                                                        |        |                  |
| Style:    | 4 Level Split                                                            |        |                  |
| Size:     | 2,150 sq.ft.                                                             | Age:   | 2017 (8 yrs old) |
| Beds:     | 5                                                                        | Baths: | 3 full / 1 half  |
| Garage:   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper |        |                  |
| Lot Size: | 0.08 Acre                                                                |        |                  |
| Lot Feat: | Zero Lot Line                                                            |        |                  |

|             |                                                                                                                                                                      |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                                              | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                                                                                       | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                      | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                                                                       | LLD:       | -   |
| Exterior:   | Mixed                                                                                                                                                                | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                      | Utilities: | -   |
| Features:   | Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |            |     |
| Inclusions: | none                                                                                                                                                                 |            |     |

Welcome to this spacious 5 bedroom family home with a fully developed basement. Located in the sought after community of Sage Hill. This home is ideally located just steps away from a tot lot. Well designed to include such features as, 3 large bedrooms on the upper level as well as a spacious laundry room, beautiful bonus room with soaring ceilings with a spectacular covered deck to the front of the home. Basement finished with permits and includes 2 bedrooms, an extra living space and a home office - den.