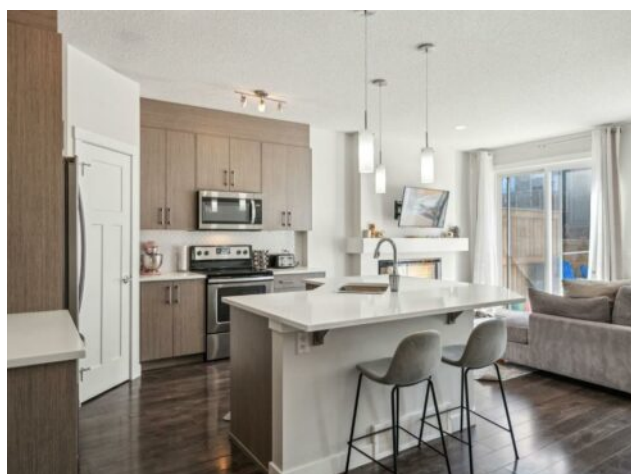


## 35 Sage Bluff Heights NW Calgary, Alberta

**MLS # A2211884**


# \$620,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,687 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

**Inclusions:** n/a

This stunning 4-level semi-detached home is located in the highly sought-after, family-centric community of Symons Gate located in Sage Hill. Featuring a bright and open floor plan, this home boasts an additional upstairs bonus room that adds flexibility and space. The main floor is graced with warm hardwood floors, creating an inviting atmosphere throughout. The sleek, modern kitchen is perfect for both cooking and entertaining, with a large island, stainless steel appliances, and a corner pantry for ample storage. The open-concept living and dining areas are flooded with natural light thanks to the abundance of windows that span across the rear of the home, providing a welcoming ambiance. A cozy, contemporary fireplace serves as the perfect focal point, ideal for any occasion. This level is completed by a 3-piece bath, strategically placed away from the main entertaining areas for added privacy. Upstairs, the primary retreat awaits, offering dramatic vaulted ceilings and a private ensuite that is the perfect place to relax and unwind. The top floor also features the expansive bonus/entertainment room, a laundry room, another full bath, and two generously sized additional bedrooms. The unfinished basement provides endless possibilities &mdash; whether you need extra storage or envision it as the perfect space to customize to suit your personal tastes and needs. This home is equipped with air conditioning, a water softening system, and a luxurious multi-level deck featuring a privacy wall. The custom deck stretches across the back of the property, ideal for outdoor relaxation or entertaining. Nestled among rolling hills and beautiful natural landscapes, Sage Hill offers residents a chance to enjoy outdoor living at its best. The community is conveniently located near a variety of amenities, schools, parks, and playgrounds, making it the ideal place for growing families. Easy

access to major roadways ensures hassle-free commuting, and with a new elementary school already funded, this vibrant community is poised for continued growth and development. Don't miss out on this fantastic opportunity &mdash; contact your favorite realtor today to book a viewing!