



GRASSROOTS
REALTY GROUP

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102 Sage Bluff Heights NW
Calgary, Alberta

MLS # A2220034



\$815,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,196 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Brush, Few Trees, Front Yard, Landscaped, Lawn, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Shingle Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Lovely Hudson Style 5 Level Split Style Home in Sage Hills. Finished walk out basement with separate entry. This home has it all location, Open Floor Plan and Vaulted ceilings giving spacious feeling. Lots of Windows bring the bright Alberta Sunshine. Lovely Window Treatments. The Main Level is open and spacious to have lovely get togethers with a Galley kitchen with pantry. Lovely deck on Level 4 with a large Family room to watch TV or make it gym or whatever you want in this flex space. There are 2 cubby storage on Level 4, This home makes great use of all spaces. Back deck from Main Level with access to back yard. Walk out basement deck. Shed in Back yard minimal yard work. Gate access to back yard. Kitchenette in Basement with lots of Storage. Walk in Closet and 4 pcs bath. Lovely * space* in walk out for a family member or company to have their own space with bathroom, kitchenette, Rec/Multi purpose Rm in basement could be another bedroom. Check out the 3D virtual tour as you can de-furnish the space with a click of a button. Level 5 is all the Bedrooms, Laundry. This property has a large Attached Double Garage, Plenty of Storage on all levels.