142 Sage Bluff Rise NW
Calgary, Alberta

MLS # A2221354

$789,500

Division:	Sage Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,154 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Irregular Lot, Level		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters

Inclusions: Shed at backyard, Basement window covering and Bookself.

Welcome to this beautiful well kept in modern designed 2153 sq. ft. single detached property situated in a quiet location yet amenity rich Sage Hill community. Step inside you will find the main floor in functional open floor plan concept. Big windows radiates light in Living and dining area. Kitchen has beautiful maple flat panel cabinetry, ceramic tile backsplashes , soft close door hinges & full extension drawer slides, luxury vinyl Plank flooring, granite countertops and good sized island for breakfast in the morning.   Stainless Steel Appliances. Patio door from dining area to backyard already equipped with BBQ gas line installation. Upper level has separate laundry room, 13' height ceiling big family room/bonus room is good for entertainments.   This property has a total of 4 bedrooms and 3 1/2 baths. Master bedroom included walk in closet and ensuite bathroom. Basement also fully developed with a huge recreational area , 4th bedroom, a storage room or a den   , 3 piece full bath. and furnace room. Colored walls repainted to original. This property is perfect for growing families or multi-generational living . Seller just moved and is easy for immediate possession.   Price has been reduced . Please call to view to appreciate.