



**78 Sage Bluff Gate NW  
Calgary, Alberta**

**MLS # A2235428**



**\$614,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Paved, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	31-25-1-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Data		

**Inclusions:** Sink in basement, Front doorbell Camera

Beautiful 4-bedroom, 3.5 bathroom, semi-detached fully-finished home, perfect for families and entertaining. This house is very clean and well kept - see for yourself. The roofs of the house and the garage, as well as the eavestroughs were replaced just over two months ago. The main floor features a very nice open plan kitchen and dining area. Kitchen has quartz counter tops. The island includes an extended eating bar and a dining area that overlooks the backyard. From the front door enter to a nice open livingroom. The upper floor features a very nice-sized master bedroom with 4-piece bathroom and good size walk-in closet. The rest of the upper floor features 2 more good size bedrooms, another 3-piece bathroom, and upper floor laundry room. The fully finished basement is a great addition to this nice user-friendly house. The basement features another bedroom with separate 3-piece bathroom and rec room. Lots of additional storage space and utility rooms completes this great addition. Walk out to a nice deck to enjoy your summer barbeque. The very nice-sized double detached and insulated garage with space for a truck and small car and 220 volt power supply is also a great addition to this property. This very nice well-kept house is also very well priced, and the sellers had a professional appraisal done to confirm. Make sure you do not miss this phenomenal opportunity.