



GRASSROOTS
REALTY GROUP

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96 Sage Bluff Heights
Calgary, Alberta

MLS # A2245832



\$789,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,153 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub		

Inclusions: N/A

Welcome to this beautifully maintained 3-level split home built in 2017, located in the highly sought-after community of Sage Hill, Calgary. Offering the perfect blend of function and style, this home is situated close to schools, parks, shopping, and all amenities – ideal for families and professionals alike. Step inside the open-concept main floor, featuring a spacious living and dining area anchored by a cozy gas fireplace. The chef-inspired kitchen is equipped with quartz countertops, upgraded stainless steel appliances, a gas stove, and a large island perfect for entertaining. A patio door off the kitchen leads to a private deck, great for summer BBQs and outdoor dining. On the second level, you'll find a generously sized family room, perfect for movie nights or relaxing with guests. The upper floor features three bedrooms, including a primary suite with a walk-in closet and a private 5-piece ensuite. A full bathroom and convenient upstairs laundry room complete the upper level. The lower level includes a mudroom with built-in storage, a half bath, and direct access to the double attached garage. The partially finished basement adds incredible value with a recreation room, additional bedroom, ample storage, and a flex space with sliding doors leading to a walk-out backyard. It's also plumbed for a future bathroom, offering great potential for customization. Enjoy a landscaped yard and thoughtful details throughout this family-friendly home. Whether you're upsizing or settling into your first family home, this property offers the space, comfort, and upgrades you've been searching for. Don't miss your chance to own a stunning home in Sage Hill – book your showing today!