



GRASSROOTS
REALTY GROUP

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60 Sage Bluff Heights NW
Calgary, Alberta

MLS # A2245847



\$819,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,045 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Wall Mounts		

This stunning and fully developed home offers nearly 3,000 square feet of developed space with a walkout basement in the desirable community of Sage Hill. Featuring 3 living areas, 4 bedrooms, 3.5 bathrooms and a bright and sunny walkout basement offering a separate private entrance, this move-in ready home has it all! The timelessly finished main level has warm hardwood flooring that flows throughout the main living space. The central kitchen is finished with white cabinets, subway tile backsplash and a suite of stainless steel appliances including a chimney hood and built-in microwave, ensuring a seamless design that will stand the test of time. A large walk-through pantry off of the mudroom and attached garage add to everyday convenience while providing ample storage space for the chef. The open concept design has the kitchen overlooking both the living and dining room, making this the perfect space to host family and guests. The expansive living area has a central fireplace and flows into the large dining area with plenty of space for a large dining set. A wall of windows and patio doors on the back of the home allow for natural light to pour through the main living space all day long. The main level balcony overlooks the backyard and has direct access from the dining area, making it easy to host, BBQ, or watch over children in the backyard. The upper level of the home features a central bonus room spanning 13'x19' that has been intentionally designed to separate the primary suite from secondary bedrooms for optimal privacy. Double doors lead to the expansive primary bedroom that spans ~15'x13', with a wall of windows that overlook the backyard while providing the perfect amount of natural light. Completing the primary suite is a bright 5 pc ensuite with dual sinks, a soaker tub, fully tiled walk-in shower, a private water closet

and access to the 10' wide walk-in closet. The front of the home is where you'll find the second and third bedrooms, both spanning 18' deep with space for virtually any bedroom furniture! A full bathroom and laundry room with storage shelving complete the upper level. The professionally developed walkout basement has a sprawling recreation room that spans over 22' deep with ample space for a TV room + games area. Completing the basement is a large bedroom, full bathroom and endless storage space. The basement has direct access to the backyard where you'll find a concrete patio spanning the width of the home and offering a covered area and open outdoor living space. This beautifully upgraded home is complete with central air-conditioning, ensuring comfortable living year round. With parks and playgrounds within walking distance and countless amenities nearby, this is the ideal family with space to grow and is fully move-in ready.