

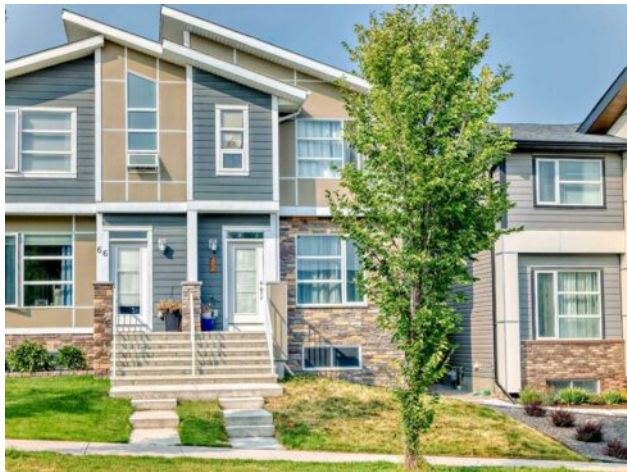


GRASSROOTS
REALTY GROUP

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62 Sage Bluff Gate NW
Calgary, Alberta

MLS # A2255383



\$525,000

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,465 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this stylish semi-detached home in Sage Hill! Aesthetically designed as a light and bright interior creating both comfort and functionality. This property features three convenient entrances—front, rear, and side—perfect for modern living. Inside, you’ll find an open-floor plan highlighted by upgraded lighting throughout the entire home, combined with Maple cabinetry adding warmth and timeless appeal. The kitchen is a chef’s delight, complete with Quartz counter tops, Whirlpool stainless steel appliances and a lighted pantry, a second pantry-like closet and a kitchen nook space for plenty of storage. Upstairs, the home offers the convenience of a second-floor laundry with front load, large capacity, and advanced features such as Samsung Platinum Smart Care Wi-Fi connectivity and steam wash and dry, making daily routines a breeze. The basement is ready for your future plans with rough-in plumbing already in place. Located in family-friendly Sage Hill, you’ll enjoy quick access to shopping, schools, parks, and major roadways. This is an incredible opportunity to own a beautiful home in one of Calgary’s best northwest communities. Call your favourite REALTOR® today!