



GRASSROOTS
REALTY GROUP

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59 Sage Bluff Road NW
Calgary, Alberta

MLS # A2264422



\$769,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,196 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Interior Lot, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s)		

Inclusions: A/C is currently rented, and that comes with a warranty. Buyer is welcome to take over the payments if they want it. Another option is that sellers will have it removed and taken to the next home.

Welcome to 59 Sage Bluff Road! This gorgeous family home is perfect. With a west-facing backyard that partially backs onto a green space and park, this house is the ideal place to call home. Upon entering, you are immediately welcomed by an abundance of natural light and a stunning kitchen, perfect for everyday meals or hosting family and friends. The main level is made complete with a fireplace, space for the entire family, a powder room and access to your sunny backyard and patio. Head up a half flight of stairs into a massive family room, boasting vaulted ceilings and access to your second-level patio. Head up the other half flight of stairs, and you will find your private retreat, which provides ample space for a king-sized bed, a large walk-in closet and a stunning primary bathroom. Upstairs is complete with two additional bedrooms, a 4-piece bathroom and a perfectly laid out laundry room. In the basement, you will find a fourth bedroom, a large rec room, an additional four-piece bath and a home office. This home features a well-thought-out floor plan and ample room for storage, making your everyday life easier. Don't miss your chance to call this place home and schedule your private tour today.