



**3 Sage Bluff Heights NW
Calgary, Alberta**

MLS # A2268913



\$609,900

Division:	Sage Hill	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,678 sq.ft.	Age: 2019 (7 yrs old)
Beds:	3	Baths: 3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached	
Lot Size:	0.07 Acre	
Lot Feat:	Back Yard, Reverse Pie Shaped Lot	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

** MOVE IN NOW - HOT NEW LISTING ** Best value in the beautiful Sage Hill community, where green space & fun are abundant! This home offers you over 2300+ sq ft of maximized "SPLENDID" air-conditioned living space for your enjoyment. BONUS: Single attached garage, full concrete driveway for two cars, and a bright sunny south/west facing backyard. You are welcomed into a lovely open floor plan with wide plank laminate floors & boasting great windows that invite natural daylight in, along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, stainless steel appliances which include a fridge, smooth top range, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and 9' main-floor ceilings. Upstairs: beautiful primary bedroom with a walk-in closet & 3-piece private ensuite. Plus, a central bonus room area, 2 more bedrooms & a full 4-piece bathroom. The basement is fully finished with a super-sized area at 18' x 15' and features another full bathroom, storage, and a utility area. BONUS: High ceilings featured in the primary bedroom, Quartz countertops throughout, Staircase railings, Supersized yard, shed, 10' x 10' deck, extra-wide driveway for 2-car parking, Newer roof + gutters + eaves and siding repairs completed. This is your next home, and please add it to your 'Must See List! Situated within walking distance to the park(s) and only minutes away from the newly developed shopping area, it provides the convenience of having everything you could need fitting in your own neighborhood. Restaurants, groceries, daycare, medical and coffee shops all create a wonderful community and lifestyle for you to enjoy. With quick access to Symon Valley Parkway and Stony Trail while soaking up nature with a environmental reserve as your

surroundings, Sage Hill is the ideal choice to start creating new memories. Discover today and welcome home. Call your friendly REALTOR(R) to book a viewing!