



GRASSROOTS
REALTY GROUP

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228 Sage Bluff Drive NW
Calgary, Alberta

MLS # A2271806



\$710,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,150 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Level, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This could be the one!!! This home checks ALL the boxes!! Lovely large 5 bedroom home perfectly priced, well below market value and is located just steps away from a tot lot - playground! Clean and well laid out, this home built by Brookfield has a large bonus room with soaring ceilings and a large upper deck overlooking the front of the home. Fully finished basement has been thoughtfully finished, with building permits and has an extra sitting room, 2 bedrooms with oversized windows, a 3 pc bath AND office space. Open main floor plan built for entertaining, large laundry room on the upper level. This home has endless possibilities and is awaiting a new family to make it their own. AMPLE storage throughout the home makes this an absolute winner!!