



GRASSROOTS
REALTY GROUP

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267 Sage Bluff Rise NW
Calgary, Alberta

MLS # A2282477



\$649,900

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,703 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: Basement suite appliances

One lucky family (or two) gets to call this LARGE 4 Level Split HOME with loads of room for the whole family PLUS ONE MORE*.. The main dwelling includes modern finishings throughout the 4 levels, with an OPEN Concept Floor plan of Dining, Kitchen and Living Rooms, a PRIMARY Bedroom with a BIG WALK IN Closet and its own ENSUITE BATH on a SEPARATE LEVEL, and 2 additional bedrooms with another FULL Bathroom and a BONUS ROOM on the TOP LEVEL (also note the cool crawl space storage here). ONE MORE* family (In LAWS, Cousins, Friends, AIR BnB guests, long term tenants) gets to enjoy the FULLY DEVELOPED LEGALLY SUITED BASEMENT with its OWN SEPARATE Entrance, HEATING SYSTEM (furnace and ducting), Laundry, Kitchen, Bathroom, Living and Bedroom. This amazing property is a turn-key ALL MOVE-IN READY home (x2). BONUS Single Attached Garage and a BIG BACKYARD with TREES, GAS BBQ hook up by the deck, and UPGRADED recently replaced roof shingles with a CLASS 4 Hail Resistant Malarkey Vista Shingles. Also CENTRAL AIR CONDITIONING and a storage SHED are also included!!! All appliances in the basement are brand new and the main floor dishwasher is only a month old!! Check out the PICTURES of this beautiful home, then CALL your favourite Realtor FAST to VIEW!!!