



**228 Sage Bluff Drive NW
Calgary, Alberta**

MLS # A2288440



\$709,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,150 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Located in the sought after community of Sage Hill, this 5 bedroom home is perfect for a large family! With just under 2950 sqft of developed living space there's more than enough room for every family member! The tiled front entrance opens up into the expansive main level with large bright windows that fill the space with ambient light, sliding doors open to the back deck and large sunny back yard. A well appointed kitchen with quartz counters, a breakfast bar and a gas fireplace make the space perfect for family gatherings. Ascend to the 2nd level and a 18x15 bonus room is the centre point of the home and walks out on to a west facing balcony, perfect to enjoy morning coffee in the warmth of the sun. The next level houses the master bedroom complete with a 5 piece ensuite and two amply scaled bedrooms accompanied with a 4 pce bath. The convenient upper floor laundry with a European style all-in-one washer/dryer combo and an additional washer keeps laundry day in check. The fully developed lower level is a dream for independent adult children, two bedrooms with highvaulted ceilings, a 3 pce bath; a large tv area and study/den give the occupants of the space full independence. Close to walkable transit, shopping areas and other amenities this home is perfect for the discerning buyer. Book your private showing today!