



**50 Sage Bluff Rise NW
Calgary, Alberta**

MLS # A2132119



\$725,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This beautiful detached property, built just a few years ago, is ready for you to make it your home! The home is still so new it even has the envelope (exterior) and structural foundation warranty in place. With its spotless appearance, this house is sure to impress. Situated in the popular community of Sage Hill, it offers all the amenities you need within close proximity. Getting around is easy with quick access out to the surrounding main roads. The highlight of the house is undoubtedly the kitchen, with its modern colours, finishes, stainless steel appliances, beautiful countertops, and the walk-through pantry that leads to the garage entry mudroom. The living and dining areas have a welcoming feel and plenty of space for entertaining your guests. You'll enjoy natural sunlight from the west facing backyard. The second level's layout includes a bonus room in the middle, separating the primary bedroom from the additional two bedrooms and full bathroom. The primary bedroom is very spacious, complete with its own bathroom and walk-in closet. The primary bathroom has a soaker tub to relax those muscles and a separate shower. Having the laundry room on the second level near the bedrooms adds extra convenience. The basement is a blank canvas, awaiting your own design. The home is equipped with air conditioning so you can stay cool during the hot summer months. Don't miss out on this fantastic opportunity to turn this property into your home sweet home! Please see the video and 3D tour.