



**83 Sage Bluff View NW  
Calgary, Alberta**

**MLS # A2135137**



**\$819,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Nestled in the picturesque community of Sage Hill, 83 Sage Bluff View NW exemplifies modern elegance and refined living. This immaculate property, featuring a fully finished basement with a separate entrance, offers a rare opportunity to experience comfort and style in one of Calgary's most sought-after neighbourhoods. With meticulous craftsmanship and attention to detail, this residence includes 4 bedrooms and 3.5 bathrooms within its luxurious living space. From the moment you step inside, you are greeted by high ceilings, hardwood floors, and abundant natural light, creating an inviting atmosphere. The gourmet kitchen, equipped with premium appliances, granite countertops, and ample storage, is a culinary enthusiast's dream. The open-concept layout seamlessly connects the kitchen to the spacious living and dining areas, perfect for both gatherings and quiet family moments. The expansive master suite includes a luxurious ensuite bathroom and walk-in closet, providing a private oasis for relaxation. Additional highlights of this exceptional property include a landscaped backyard, ideal for enjoying warm summer evenings. Conveniently located near amenities such as Walmart, restaurants, parks, and schools, this home is just a one-minute walk from the school bus stop. Don't miss your chance to call this stunning property home.