



**33 Sage Bluff Close NW
Calgary, Alberta**

MLS # A2157556



\$899,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,442 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Closet Organizers, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning custom-built Morrison Homes, where pride of ownership is evident in every detail. Boasting over 3,000 sq.ft. of beautifully designed living space, plus a fully finished basement, this home offers a well-appointed floor plan perfect for families. The south-facing backyard, complete with a large concrete patio, is ideal for year-round gatherings, while the finished garage and convenient back lane add to the home's appeal. Inside, you'll find a luxurious main floor with LVP flooring, a gourmet kitchen featuring a double oven, gas stove, chimney-style hood fan, ceiling-height cabinets, stainless steel appliances, and quartz countertops. The living room's cozy fireplace provides the perfect ambiance for relaxation. The home also offers modern conveniences like a 9' ceiling on both the main and basement levels, an upstairs laundry room, a den with French doors, and a retreat room in the primary bedroom. The basement's recreation room can be easily converted into additional living space at minimal cost. With easy access to major routes, shopping centers, Calgary International Airport, and CrossIron Mills, this home is perfectly situated for both convenience and comfort. Don't miss the opportunity to make this dream home yours!