

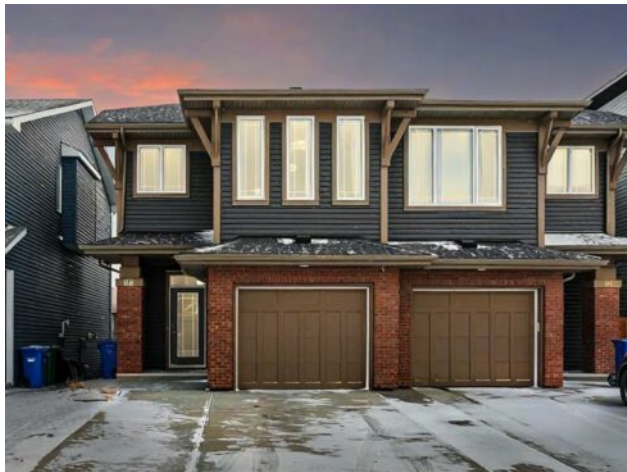


GRASSROOTS
REALTY GROUP

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68 Sage Bluff Road NW
Calgary, Alberta

MLS # A2188193



\$669,999

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,819 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Photos were taken before the previous owners moved with the decorative items.

Come home to this gorgeous 4-Level Fully Finished Walk-out Duplex, recently built, in the desirable award-winning community of Symons Gate. This unique 4-bed, 3.5-bath Brookfield-built residence is well-designed with a separate master bed, walk-in closet, and ensuite bath on the second level and 2 beds, bath, and bonus room on the top level. Expert planning continues with the lovely light filled main floor where you'll find a great room, kitchen, dining, and half bath. Curb appeal involves a poured concrete 2-car driveway, attached garage and private covered front porch. With economical forced air natural gas, central air conditioning, a fully-fenced landscaped backyard with stylish concrete patio and large walk-out deck, all appliances (fridge, stove, dishwasher, microwave, dryer, washer) included and the convenience of nearby amenities, this beautiful home checks all the boxes. And, that's not all! The basement reveals a brand, a fully-finished 1-bed, 1-bath and a flexible room with a walkout entrance, a perfect living space to accommodate extended family. 68 SAGE BLUFF ROAD NW is certainly a must-see property!