

96 Sage Bluff Heights  
Calgary, Alberta

MLS # A2245832

\$789,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Sage Hill              |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 3 Level Split          |        |                  |
| Size:     | 2,153 sq.ft.           | Age:   | 2017 (8 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.07 Acre              |        |                  |
| Lot Feat: | Back Yard, Landscaped  |        |                  |

|             |                                                                            |            |     |
|-------------|----------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                    | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                            | Condo Fee: | -   |
| Basement:   | Full, Partially Finished                                                   | LLD:       | -   |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                            | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                            | Utilities: | -   |
| Features:   | Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub |            |     |

Inclusions: N/A

Welcome to this beautifully maintained 3-level split home built in 2017, located in the highly sought-after community of Sage Hill, Calgary. Offering the perfect blend of function and style, this home is situated close to schools, parks, shopping, and all amenities – ideal for families and professionals alike. Step inside the open-concept main floor, featuring a spacious living and dining area anchored by a cozy gas fireplace. The chef-inspired kitchen is equipped with quartz countertops, upgraded stainless steel appliances, a gas stove, and a large island perfect for entertaining. A patio door off the kitchen leads to a private deck, great for summer BBQs and outdoor dining. On the second level, you'll find a generously sized family room, perfect for movie nights or relaxing with guests. The upper floor features three bedrooms, including a primary suite with a walk-in closet and a private 5-piece ensuite. A full bathroom and convenient upstairs laundry room complete the upper level. The lower level includes a mudroom with built-in storage, a half bath, and direct access to the double attached garage. The partially finished basement adds incredible value with a recreation room, additional bedroom, ample storage, and a flex space with sliding doors leading to a walk-out backyard. It's also plumbed for a future bathroom, offering great potential for customization. Enjoy a landscaped yard and thoughtful details throughout this family-friendly home. Whether you're upsizing or settling into your first family home, this property offers the space, comfort, and upgrades you've been searching for. Don't miss your chance to own a stunning home in Sage Hill – book your showing today!