

**228 Sage Bluff Drive NW**  
**Calgary, Alberta**

**MLS # A2243668**



**\$735,000**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                                                                |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 4 Level Split                                                            |               |                  |
| <b>Size:</b>     | 2,150 sq.ft.                                                             | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Zero Lot Line                                                            |               |                  |

|                    |                                                                                                                                                                      |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                                                                                                                                                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | none                                                                                                                                                                 |                   |     |

Absolutely incredible value in this spacious 5 bedroom family home with a fully developed basement. Located just steps away from a tot lot with a quiet and private rear yard. in the sought after community of Sage Hill. Well designed to include such features as, 3 large bedrooms on the upper level as well as a spacious laundry room, beautiful bonus room with soaring ceilings and impressive extra storage, with a spectacular covered deck to the front of the home. Basement finished with permits and includes 2 bedrooms, an extra living space and a home office - den. Built by Brookfield Lovely curb appeal with hardiboard siding in front and recent quality shingle replacement