

228 Sage Bluff Drive NW
Calgary, Alberta
MLS # A2243668

\$735,000

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

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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) | | |
| Inclusions: | 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