## 267 Sage Bluff Rise NW
## Calgary, Alberta

### MLS # A2282477



# $649,900

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| **Division:** | Sage Hill |
| **Type:** | Residential/Duplex |
| **Style:** | 4 Level Split, Attached-Side by Side |

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| **Size:** | 1,703 sq.ft. | **Age:** | 2018 (8 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 full / 1 half |

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| **Garage:** | Single Garage Attached |
| **Lot Size:** | 0.06 Acre |
| **Lot Feat:** | Back Yard, Few Trees |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle, See Remarks | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Brick, Vinyl Siding, Wood Frame | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

**Inclusions:** Basement suite appliances

One lucky family (or two) gets to call this LARGE 4 Level Split HOME with loads of room for the whole family PLUS ONE MORE*..  The main dwelling includes modern finishings throughout the 4 levels, with an OPEN Concept Floor plan of Dining, Kitchen and Living Rooms, a PRIMARY Bedroom with a BIG WALK IN Closet and its own ENSUITE BATH on a SEPARATE LEVEL, and 2 additional bedrooms with another FULL Bathroom and a BONUS ROOM on the TOP LEVEL (also note the cool crawl space storage here).  ONE MORE* family (In LAWS, Cousins, Friends, AIR BnB guests, long term tenants) gets to enjoy the FULLY DEVELOPED LEGALLY SUITED BASEMENT with its OWN SEPARATE Entrance, HEATING SYSTEM (furnace and ducting), Laundry, Kitchen, Bathroom, Living and Bedroom.  This amazing property is a turn-key ALL MOVE-IN READY home (x2).  BONUS Single Attached Garage and a BIG BACKYARD with TREES, GAS BBQ hook up by the deck, and UPGRADED recently replaced roof shingles with a CLASS 4 Hail Resistant Malarkey Vista Shingles. Also CENTRAL AIR CONDITIONING and a storage SHED are also included!!!  All appliances in the basement are brand new and the main floor dishwasher is only a month old!! Check out the PICTURES of this beautiful home, then CALL your favourite Realtor FAST to VIEW!!!