



**38 Sage Bluff Gate NW  
Calgary, Alberta**

**MLS # A2297224**



**\$649,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Sage Hill! This impressive 1489 sq. ft. two-storey half duplex offers numerous enhancements designed for both comfort and convenience. The exterior features elegant stone landscaping, stone pathways along the side, and poured concrete walkway with an expanded front step leading to the main entrance. A decorative stone column elegantly separates the neighboring entryway. The main floor presents an open layout with 9-foot ceilings and abundant natural light throughout. An open corridor connects the living room&mdash;highlighted by a striking stone feature fireplace&mdash;to the kitchen and dining areas. The kitchen is appointed with contemporary white cabinetry, quartz countertops, subway tile backsplash, a spacious island with breakfast bar, and a corner pantry. The adjacent dining area provides direct access to the cedar deck and backyard through patio sliders. A conveniently located two-piece powder room is positioned near the entry for ease upon arrival. Upstairs, the primary bedroom includes a full ensuite with a soaking tub, stand-up shower, and a walk-in closet accentuated by a vaulted window. The laundry is thoughtfully situated on this level, eliminating the need to transport laundry between floors. Two additional well-sized bedrooms and a four-piece main bathroom complete the second level. The fully developed lower level offers exceptional versatility, featuring a sperate side entrance for added privacy. This bright and modern space includes a spacious recreation room, a functional wet bar with generous counter space, a large additional bedroom, and a dedicated four-piece bathroom. With its own stacking washer and dryer, this level is perfectly suited for extended family or as a premium guest retreat. Enjoy a total of 2153 sq. ft. of living area including the lower level. Recent upgrades include new roof shingles

(2024)&mdash;Malarkey 252 Vista AR class 4 impact-resistant shingles with NEX&reg; Polymer modified asphalt for enhanced durability, algae resistance, and a 20-year warranty. Outdoor amenities consist of a large cedar deck, matching privacy wall and fence, and a BBQ gas outlet, creating a private and inviting space ideal for entertaining. The oversized double detached garage accommodates two large vehicles with ample extra storage. Additional highlights include the premium 50-inch Dimplex IgniteXL&reg; built-in linear fireplace, offering energy-efficient heating for up to 1,000 sq.ft and a &ldquo;flame-only&rdquo; mode for ambiance year-round. Custom built-ins surround the fireplace, perfect for displaying books or decorative items. Sage Hill offers convenient access to amenities, major traffic routes, extensive shopping, public transit, and abundant green space. Please schedule your showing today.