



GRASSROOTS
REALTY GROUP

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47 SAGE BLUFF Mews NW
Calgary, Alberta

MLS # A2327885



\$828,800

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,106 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating: In Floor, Electric, Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s), Wood Counters

Inclusions: Drapes, curtains

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: ?

Utilities: -

Welcome to this beautifully maintained 4-level split offering the perfect blend of family living, functionality, and investment potential. Located in the sought-after community of Sage Hill, this unique home features over three fully developed levels, a double attached garage, plus an extended driveway with parking for up to five vehicles. The bright and spacious main level showcases a stunning kitchen with premium stainless steel appliances, including a double wall oven, generous counter space, and an adjacent dining area that's perfect for everyday living and entertaining. Step outside onto the large rear deck, complete with a gas line for your BBQ, and enjoy easy access to the fully fenced backyard. Upstairs, you'll find three spacious bedrooms, all featuring custom built-in storage solutions designed to maximize organization. The primary suite offers a beautifully designed walk-in closet complete with custom built-in organizers, creating a functional and luxurious retreat. A bright and versatile bonus room provides additional living space, complete with two convenient storage areas and access to a private front balcony. The fully developed walkout basement is what truly sets this property apart. Featuring a separate entrance, in-floor heating, an additional bedroom, a large reception/living area, laundry, and a professionally finished space currently configured for a home-based business, this level offers outstanding flexibility. Whether you're looking to continue operating a home business, create a private workspace, or explore future income-generating opportunities (subject to municipal approval), the possibilities are endless. Additional highlights include two unfinished storage rooms in the lower level, a water softener, abundant storage throughout, and a thoughtful layout designed to accommodate today's modern lifestyle. A conveniently located

bus stop is just a short walk from the home, providing quick and easy access to public transit for commuters, students, and families alike. This is a rare opportunity to own a versatile home that combines comfortable family living with exceptional work-from-home flexibility and future revenue potential in one of NW Calgary's most desirable communities.