



GRASSROOTS
REALTY GROUP

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22 Sage Bluff Heights NW
Calgary, Alberta

MLS # A2334592



\$699,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,229 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious and beautifully maintained 4-bedroom, 3-bathroom family home in the desirable community of Sage Hill. Offering a functional layout, generous living spaces, and Numerous Upgrades throughout, including Modern Hood Fan, Cabinets all the way to the ceiling, Quartz Countertops, and upgraded Triple-Pane Windows. This home provides the space and comfort a growing family needs. Step inside to a bright and inviting interior featuring fresh paint, and plenty of natural light. The well-designed floor plan offers ample room for everyday family living and entertaining, while the attached double garage provides convenience and additional storage. The full unfinished walkout basement, offering tremendous potential to create additional living space tailored to your family's needs. Imagine a recreation room, home theatre, gym, additional bedrooms, or home office—the possibilities are yours to explore. Located in the popular family-friendly community of Sage Hill, this home offers exceptional convenience with shopping, restaurants, everyday amenities, parks, and major roadways all nearby. This is a fantastic opportunity to own a spacious family home in one of NW Calgary's sought-after communities. Don't miss your chance to make this wonderful home yours!