



GRASSROOTS
REALTY GROUP

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38 Sage Bluff Gate NW
Calgary, Alberta

MLS # A2345751



\$609,900

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,455 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

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

Features: Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: *

Beautiful 2 storey house with over 2,000 sq. ft. of living space. Very well maintained and extremely clean, ready to move in. Professionally finished basement with separate entrance and separate laundry. 4 bedrooms in total, 3 & 1/2 bathrooms, oversized double garage. Main floor features large and bright living room with beautiful stone fireplace and custom built-ins, elegant powder room, gourmet white kitchen with quartz countertops, big island with breakfast bar, and corner pantry, good sized dining room with patio door leading to a spacious cedar deck with privacy walls and BBQ gas line. Big master bedroom upstairs with elegant ensuite bathroom, 2 good size kids' bedrooms, main bathroom and laundry. Professionally finished basement with additional bedroom, full bathroom, living room and kitchenette with separate laundry. A lot of upgrades in this lovely home like big windows for brightness, 9 foot ceiling, elegant light fixtures, premium 50-inch Dimplex IgniteXL®; built-in linear fireplace, offering energy-efficient heating for up to 1,000 sq.ft and a "flame-only" mode for ambiance year-round. New roof shingles (2024) — Malarkey 252 Vista AR class 4 impact-resistant shingles with NEX® Polymer modified asphalt for enhanced durability, algae resistance, and a 20-year warranty. Perfect location on a quiet and safe street close to major traffic routes, public transit, shopping, and abundant green space.