

\$669,999 - 68 Sage Bluff Road Nw, Calgary

MLS® #A2188193

\$669,999

4 Bedroom, 4.00 Bathroom, 1,819 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

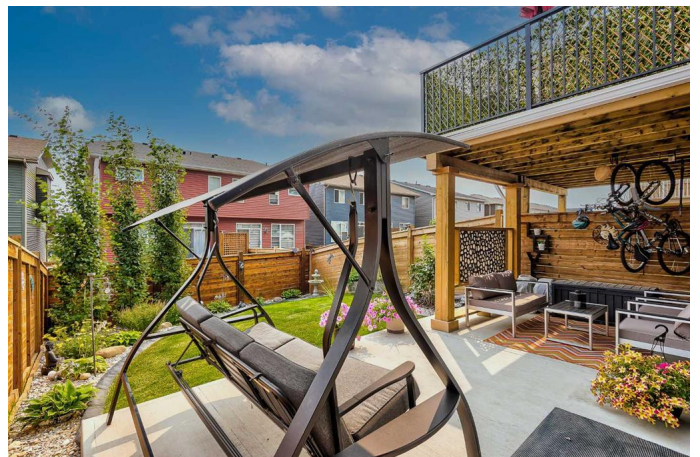
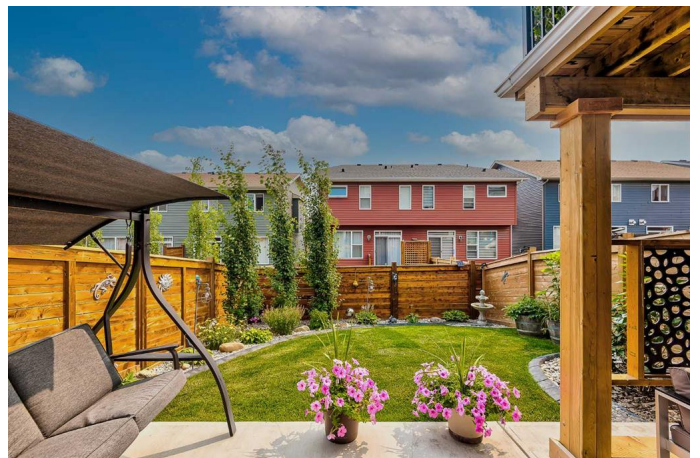
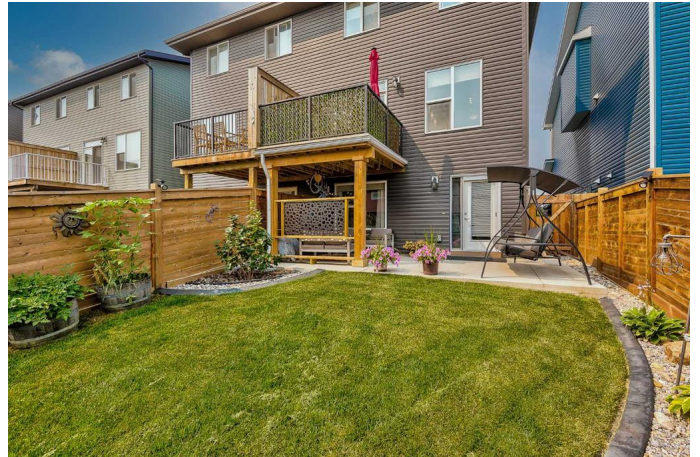
Come home to this gorgeous 4-Level Fully Finished Walk-out Duplex, recently built, in the desirable award-winning community of Symons Gate. This unique 4-bed, 3.5-bath Brookfield-built residence is well-designed with a separate master bed, walk-in closet, and ensuite bath on the second level and 2 beds, bath, and bonus room on the top level. Expert planning continues with the lovely light filled main floor where you'll find a great room, kitchen, dining, and half bath. Curb appeal involves a poured concrete 2-car driveway, attached garage and private covered front porch. With economical forced air natural gas, central air conditioning, a fully-fenced landscaped backyard with stylish concrete patio and large walk-out deck, all appliances (fridge, stove, dishwasher, microwave, dryer, washer) included and the convenience of nearby amenities, this beautiful home checks all the boxes. And, that's not all! The basement reveals a brand, a fully-finished 1-bed, 1-bath and a flexible room with a walkout entrance, a perfect living space to accommodate extended family. 68 SAGE BLUFF ROAD NW is certainly a must-see property!

Built in 2017

Essential Information

MLS® # A2188193

Price \$669,999



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,819 |
| Acres | 0.06 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 68 Sage Bluff Road Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1T1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 3 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Landscaped, See Remarks |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 20th, 2025 |
| Days on Market | 101 |
| Zoning | R-G |
| HOA Fees | 96 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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