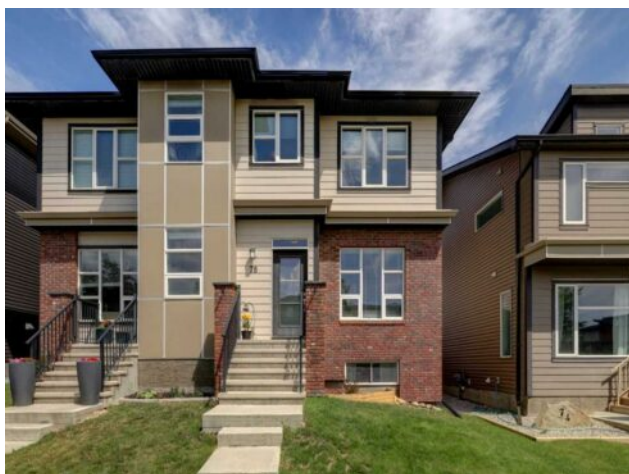


78 Sage Bluff Gate NW Calgary, Alberta

MLS # A2235428



\$614,900

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,456 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Paved, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-25-1-W5
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Data		

Inclusions: Sink in basement, Front doorbell Camera

Beautiful 4-bedroom, 3.5 bathroom, semi-detached fully-finished home, perfect for families and entertaining. This house is very clean and well kept - see for yourself. The roofs of the house and the garage, as well as the eavestroughs were replaced just over two months ago. The main floor features a very nice open plan kitchen and dining area. Kitchen has quartz counter tops. The island includes an extended eating bar and a dining area that overlooks the backyard. From the front door enter to a nice open livingroom. The upper floor features a very nice-sized master bedroom with 4-piece bathroom and good size walk-in closet. The rest of the upper floor features 2 more good size bedrooms, another 3-piece bathroom, and upper floor laundry room. The fully finished basement is a great addition to this nice user-friendly house. The basement features another bedroom with separate 3-piece bathroom and rec room. Lots of additional storage space and utility rooms completes this great addition. Walk out to a nice deck to enjoy your summer barbeque. The very nice-sized double detached and insulated garage with space for a truck and small car and 220 volt power supply is also a great addition to this property. This very nice well-kept house is also very well priced, and the sellers had a professional appraisal done to confirm. Make sure you do not miss this phenomenal opportunity.