

**267 Sage Bluff Rise NW  
Calgary, Alberta**

**MLS # A2282477**

**\$649,900**



<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,703 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

  

<b>Inclusions:</b>	Basement suite appliances
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One lucky family (or two) gets to call this **LARGE 4 Level Split HOME** with loads of room for the whole family **PLUS ONE MORE\***.. The main dwelling includes modern finishings throughout the 4 levels, with an **OPEN Concept** Floor plan of Dining, Kitchen and Living Rooms, a **PRIMARY** Bedroom with a **BIG WALK IN** Closet and its own **ENSUITE BATH** on a **SEPARATE LEVEL**, and 2 additional bedrooms with another **FULL** Bathroom and a **BONUS ROOM** on the **TOP LEVEL** (also note the cool crawl space storage here). **ONE MORE\*** family (In LAWS, Cousins, Friends, AIR BnB guests, long term tenants) gets to enjoy the **FULLY DEVELOPED LEGALLY SUITED BASEMENT** with its **OWN SEPARATE** Entrance, **HEATING SYSTEM** (furnace and ducting), Laundry, Kitchen, Bathroom, Living and Bedroom. This amazing property is a turn-key **ALL MOVE-IN READY** home (x2). **BONUS** Single Attached Garage and a **BIG BACKYARD** with TREES, **GAS BBQ** hook up by the deck, and **UPGRADED** recently replaced roof shingles with a **CLASS 4 Hail Resistant Malarkey Vista Shingles**. Also **CENTRAL AIR CONDITIONING** and a storage **SHED** are also included!!! All appliances in the basement are brand new and the main floor dishwasher is only a month old!! Check out the **PICTURES** of this beautiful home, then **CALL** your favourite Realtor **FAST** to **VIEW!!!**