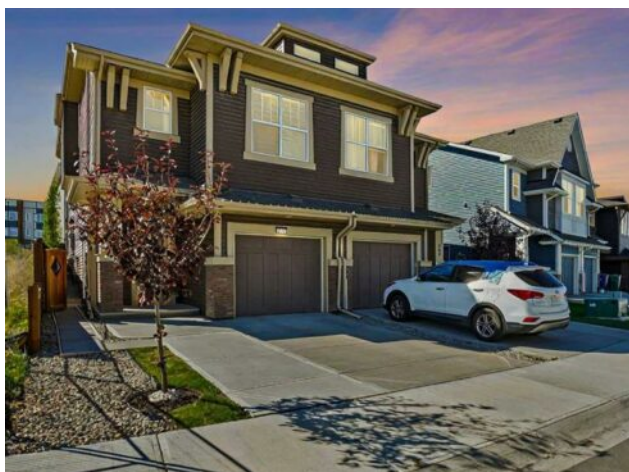


263 Sage Bluff Rise NW  
Calgary, Alberta

MLS # A2158414



## \$699,900

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Side by Side		
<b>Size:</b>	1,674 sq.ft.	<b>Age:</b>	2019 (5 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, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance		

**Inclusions:** NA

Come home to this gorgeous 4-level duplex, just 5 years old, 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 pergola and large 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! A recently-renovated basement reveals a brand new fully-finished 1-bed, 1-bath legal secondary suite with a separate entrance and a modern kitchen and laundry, a perfect mortgage helper to lease or rent as an Airbnb, or to accommodate extended family. 263 Sage Bluff Rise NW is certainly a must-see property! Please check out the virtual tour of this beautiful property.