

## 6 Sage Bluff Heights NW Calgary, Alberta

MLS # A2177473



# \$713,999

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Garden, Low Maintenance Landscape, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV mount and TV

\*\*\*OPEN HOUSES Saturday, November 16th & Sunday November 17th Noon -2pm\*\*\* UPGRADES GALORE in this gorgeous move-in ready home with a FINISHED WALKOUT BASEMENT and an ENCLOSED SUNROOM! Great curb appeal with EPOXY on the EXTRA WIDE DRIVEWAY that continues into the INSULATED AND DRYWALLED GARAGE. A private foyer with built-ins greets you upon entry. The main floor is the perfect combination of style and function with CLEVER BUILT-INS throughout, gleaming LUXURY PLANK VINYL FLOORING and a bright and open design. Culinary adventures await in the CHEF’S DREAM KITCHEN featuring full-height cabinets, stainless steel appliances, A GAS STOVE, an enclosed pantry, a garburator, a large centre island and a built-in appliance counter or handy tech desk. The upper and lower cabinetry extends into the dining room for tons of storage for all of your serving and lesser used items. Patio sliders lead to the enclosed sunroom with a GAS LINE for barbecuing in any weather. Sit back and relax in front of the BUILT-IN MEDIA CENTRE in the living room with an included TV and mount to easily watch movies or binge your favourite show. Grand VAULTED CEILINGS adorn the upper level bonus room. This amazing extra space has loads of built-ins to hide away kid's toys, and games or would make a wonderful home office. The primary bedroom is a spacious retreat at the end of the day with a LARGE WALK-IN CLOSET equipped with wood shelving and a LAVISH 5-PIECE ENSUITE boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are good sized and share the 4-piece bathroom. Laundry with a sink and storage is also on this level for ultimate convenience. The FULLY FINISHED WALKOUT basement was completed with permits and passed inspection.

Enjoy your downtime in the large rec room with ample space for everyone to gather. A 4th bedroom and another full bathroom are perfect for guests. Walk out to the COVERED PATIO and unwind while kids and pets play in the yard with low-maintenance synthetic grass that you don't have to mow! Lovely vegetable gardens in the spring and summer too! Additional upgrades include a CENTRAL VACUUM SYSTEM, BIDETS ON ALL THE TOILETS and exterior GEMSTONE LIGHTING. Ideally located within this YOUNG AND VIBRANT NEIGHBOURHOOD. An extensive pathway winds throughout the community travelling by charming ponds and tranquil natural areas. A wealth of parks and every amenity, big box stores and diverse restaurants ensure everything you need is close at hand. Truly an unsurpassable location for this stunning home!