

285 Sage Bluff Drive NW
Calgary, Alberta

MLS # A2154755



\$749,900

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| Division: | Sage Hill | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 2,411 sq.ft. | Age: | 2018 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, None | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

A beautiful detached home in Symons Gate that shows like-new and is located across from a park and playground. This stunning property features 4 bedrooms, 3.5 bathrooms and over 2,400 square feet of developed living space in addition to its oversized double attached two car garage with extension for additional storage. The bright and open main living space is designed for entertaining with a timeless white kitchen that overlooks both living and dining spaces. The expansive kitchen features a gas range, large island with additional seating, coffee bar, and pantry with endless storage. The kitchen's storage and functionality make it perfect for a family or those that host regularly. The dining area has large windows providing plenty of natural light and it also opens to the main living space. A central gas fireplace is the focal point of the living room and ideal for colder winter nights and a wall of patio doors leading to the front deck allow for natural light to pour through the home all day long, regardless of the time of year. The front balcony is over 18' wide and provides a comfortable environment for a lounging space and cooking area with BBQ gas line. A 2 pc bathroom and conveniently located laundry room complete the main level. Open iron spindle railing leads to the second level with a cozy landing area that has ample space for a desk or reading space. The expansive 15' 9" x 14' primary suite has ample space for any bedroom furniture in addition to a walk-in closet and 5 pc ensuite complete with dual sinks, a soaker tub and walk-in shower. Two more generous sized bedrooms, both over 10' x 12' and a full bathroom complete the upper level. The lower level has a rec room, bedroom, full bathroom and storage space and direct access to the oversized double attached garage. Comfortably fitting two cars + space for a motorcycle, gym space or additional storage, the garage

offers unique options not seen in many newer homes. This property boasts pride of ownership throughout, shows like-new and is completely move-in ready with custom window coverings, wall treatments and central air conditioning. Located in the heart of Symons Gate, this home has quick access to endless amenities while maintaining its community feel. With Hardie board exterior siding and no exterior maintenance required, this home is ideal for those wanting to enjoy more time to themselves, snowbirds or down-sizers.