

\$699,900 - 263 Sage Bluff Rise Nw, Calgary

MLS® #A2158414

\$699,900

4 Bedroom, 4.00 Bathroom, 1,674 sqft

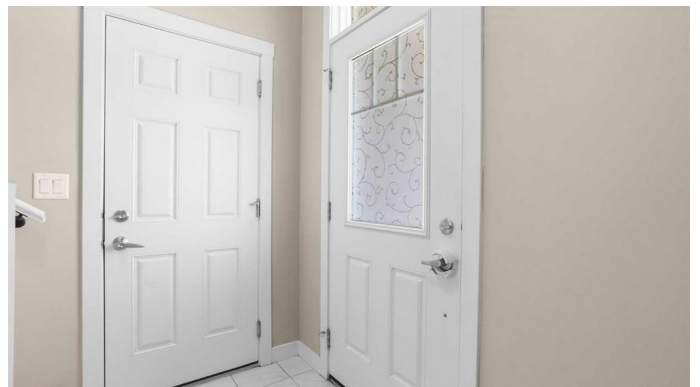
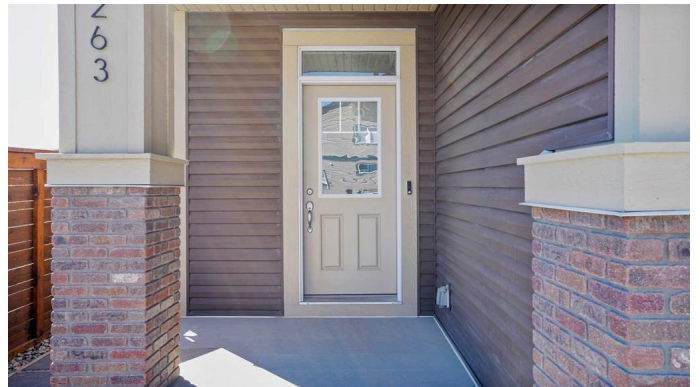
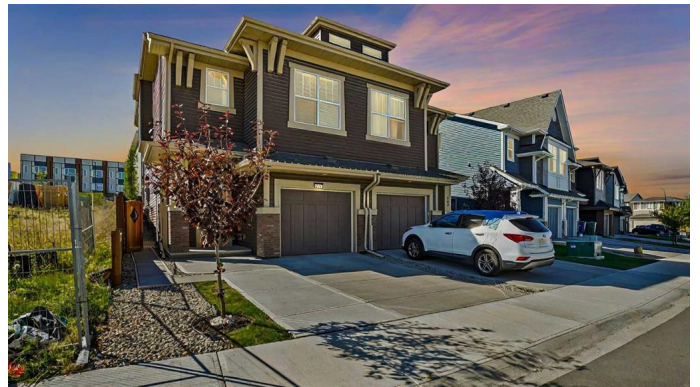
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

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.

Built in 2019

Essential Information



MLS® #	A2158414
Price	\$699,900
Sold Price	\$670,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,674
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	263 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1W2

Amenities

Amenities	None
Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, See Remarks, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	November 20th, 2024
Days on Market	44
Zoning	R-G
HOA Fees	90.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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