

\$729,900 - 86 Sage Bluff Heights Nw, Calgary

MLS® #A2173595

\$729,900

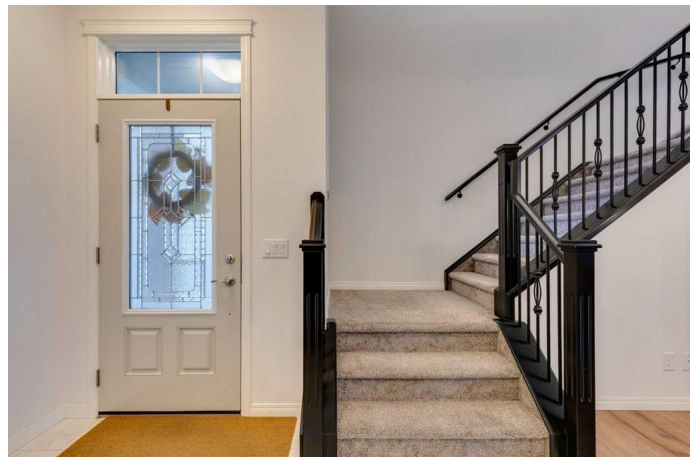
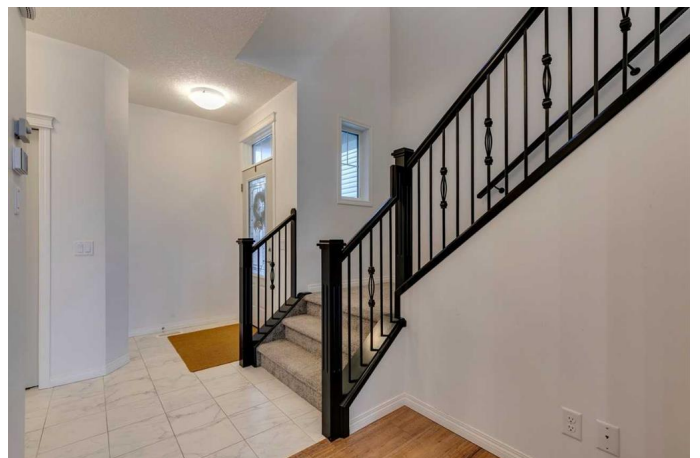
4 Bedroom, 3.00 Bathroom, 2,197 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

RARE 4 BEDROOM 2.5 bath home in the coveted Symons Gate community of Sage Hill. Close to numerous amenities including Walmart Supercentre, Co-Op, Shoppers, T&T, Costco, and H Mart. Located on a quiet street, this brightly lit, spacious and airy home features a chef's dream kitchen with granite countertops, soft close cupboards/drawers, and all stainless steel appliances. A walk through pantry, mud room, and oversized coat closet will provide you with ample storage space. The open concept main floor works perfectly with the large rear facing family room windows which allow maximum natural light to stream in from sunrise to sunset. This home is loaded with upgrades such as triple-paned windows, high ceilings, gas fireplace, premium railings, and pot lights. For ultimate comfort, the home has been outfitted with a HE furnace, high SEER air conditioner, soft water tank and a radon mitigation system. Upstairs you will find a large bonus room along with 4 bedrooms, laundry room, master ensuite and walk in closet, a large linen closet and a Jack and Jill bathroom. The basement is a blank canvas with everything roughed in and upgraded with two large windows; this is the perfect opportunity to design this living space to be exactly how you've always imagined.

Built in 2017



Essential Information

MLS® #	A2173595
Price	\$729,900
Sold Price	\$726,200
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,197
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1T3

Amenities

Amenities	None
Parking Spaces	4
Parking	Driveway, Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Granite Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 6th, 2024
Days on Market	20
Zoning	R-G
HOA Fees	90.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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