

**58 Sage Bluff View NW**  
**Calgary, Alberta**

**MLS # A2286676**



**\$769,888**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,194 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Slat wall paneling in the garage

WELCOME to your new HOME in Sage Hill. This pride of ownership and one-of-a-kind 3-level split floorplan offers an amazing blend of function and style for your family. Home comes with 25 solar panels (2025 - \$27k cost) which will reduce your electrical bills to almost zero and beautiful 2-tier composite decks (\$30k cost) for your family events. The inviting spacious main entrance takes you up the open living room and dining room areas. The kitchen is equipped with white quartz countertops, extended cabinets to the ceiling, tile backsplash, upgraded Kitchen Aid gas stove + dishwasher and Whirlpool fridge + OTR microwave. The bright eating area with a feature wall leads you out to north facing 2-tier decks (upper level 11.2x12.7ft and lower level 15.9X15.3ft) with gas line hookup great for those summer BBQs. The second level features a generously sized family room with 13.3 ft vaulted ceiling that leads onto a 3.9x18.5ft front south facing balcony. This room also offers 2 very thought-out crawlspaces, great for kids's hiding areas or private FORTS. The third level offers a laundry room w/ built-in cabinets and sink, a 4-piece bathroom, 2 spacious bedrooms with the front bedroom offer 14.4ft vaulted ceiling. The primary bedroom offers a great walk-in closet and a 5-piece ensuite with his/her sinks and a separate shower and a tub. The developed basement offers a 4th bedroom, a full 4-piece bathroom, a large storage room and a large family room for those movie nights. Enjoy a landscaped yard and thoughtful details throughout this family-friendly home. Located minutes from parks, schools, walking trails, ponds, Walmart, Costco, T&T, Creekside, Sage & Beacon Hill shopping, as well as quick access to Stoney Trail and YYC airport. A fully upgraded home in an outstanding community-this one show 10/10. Don't miss your chance to own THIS stunning home in

Sage Hill &ndash; book your showing today!