

**2 Sage Bluff Heights NW**  
**Calgary, Alberta**

**MLS # A2174134**



**\$629,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,819 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Discover this stunning walkout home in impeccable showhome condition, featuring three spacious bedrooms, a large bonus room, and 2.5 bathrooms and Central AC!. Built in December 2020 and still covered by the AB New Home Warranty until December 2025, this modern residence offers a perfect blend of elegance and everyday comfort. Inside, exquisite LVP flooring and soaring high ceilings enhance the abundance of natural light that fills the space through large windows. The stylish kitchen is the heart of the home, boasting a massive quartz-topped island, sleek white cabinetry, and upgraded stainless steel appliances, including a gas stove, ideal for culinary enthusiasts. Adjacent to the kitchen, the expansive living room flows seamlessly into a versatile family room upstairs, perfect for entertaining or relaxing. A convenient laundry room on the same level adds to the home's functionality. The upper floor serves as a private sanctuary with a generous primary suite featuring a walk-in closet and a luxurious four-piece bathroom with dual vanities and a stand-up tiled shower, along with two additional well-appointed bedrooms and a four-piece bathroom. The partially finished walkout basement offers endless potential with drywalled exterior walls and rough-ins for a bathroom. Step outside to a west-facing backyard oasis with an oversized side yard, a deck with a privacy screen, and a gas hook-up for BBQs. An attached single garage provides convenience and security. Located in the highly desirable Sage Hill community of Calgary, enjoy abundant green spaces, natural ravines, picturesque ponds, and a vibrant commercial district, making this home the perfect place to call your own.