

# \$674,999 - 68 Sage Bluff Road Nw, Calgary

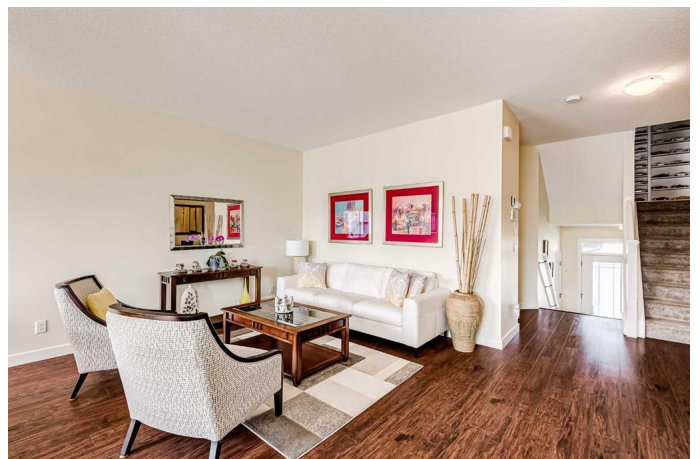
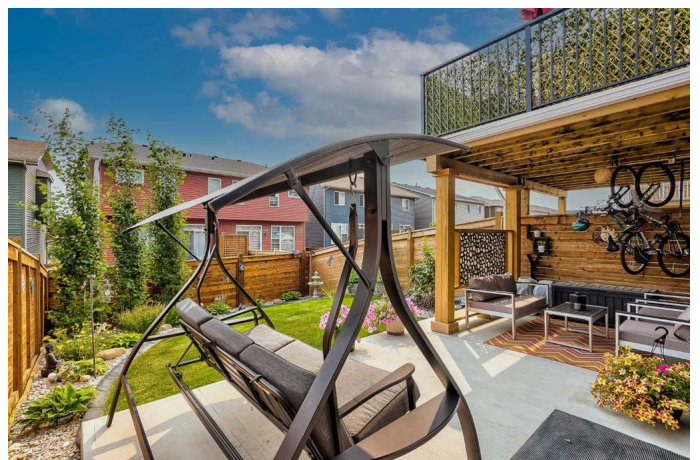
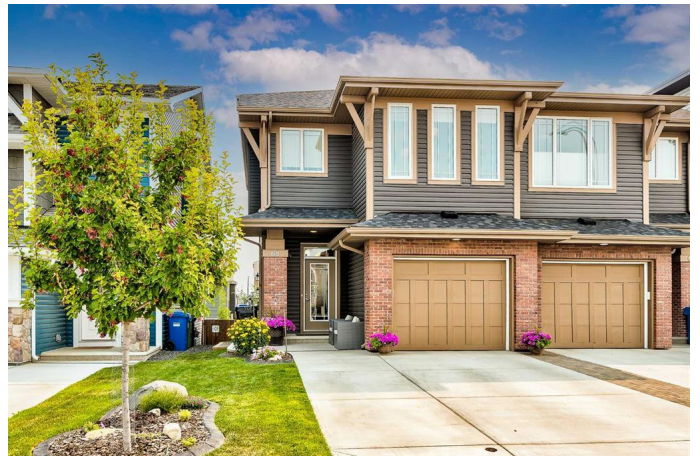
MLS® #A2188193

**\$674,999**

4 Bedroom, 4.00 Bathroom, 1,819 sqft  
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Openhouse Sunday April 6th Noon - 3:00 p.m.  
Come home to this gorgeous 4-Level Fully Finished Walk-out Duplex, recently built, 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 youâ€™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 concrete patio and large walk-out deck, all appliances (fridge, stove, dishwasher, microwave, dryer, washer) included and the convenience of nearby amenities, this beautiful home checks all the boxes. And, thatâ€™s not all! The basement reveals a brand, a fully-finished 1-bed, 1-bath illegal secondary suite with a walkout entrance, a perfect mortgage helper to lease or rent, or to accommodate extended family. 68 SAGE BLUFF ROAD NW is certainly a must-see property!



Built in 2017

## Essential Information

MLS® #

A2188193

|                |                        |
|----------------|------------------------|
| Price          | \$674,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,819                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 68 Sage Bluff Road Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1T1               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks   |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Dryer, Gas Stove, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Finished, Suite, Walk-Out   |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Landscaped, See Remarks |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Wood Frame, Vinyl Siding |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 73                 |
| Zoning         | R-G                |
| HOA Fees       | 96                 |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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