



# 280 Sage Bluff Rise Calgary Alberta

\$680,000

Take advantage of the newly built half duplex in the up-and-coming Sage Hill community. This home has been beautifully cared for by this original owner and care and attention has been made in keeping it in like new condition. Close to shopping and amenities yet deep in the heart of a thriving neighbourhood. This unique design of partial steps up provides multiple levels of enjoyment without the long staircase a multiple-story home would provide. It also creates a feeling of openness and grandeur. The fully developed walk-out basement offers an extra layer of space for guests or a home office with still plenty of natural light emanating from the large windows. (id:6769)

- 5pc Bathroom 6.75 Ft x 16.58 Ft
- Primary Bedroom 13.83 Ft x 12.00 Ft
- Bonus Room 11.08 Ft x 14.25 Ft
- Laundry room 10.08 Ft x 6.17 Ft
- Bedroom 9.67 Ft x 10.00 Ft
- Bedroom 10.08 Ft x 9.42 Ft
- Other 4.92 Ft x 7.92 Ft
- 4pc Bathroom 4.92 Ft x 7.92 Ft

- Other 9.92 Ft x 13.25 Ft
- 4pc Bathroom 66.58 Ft x 10.00 Ft
- Bedroom 9.42 Ft x 9.00 Ft
- Other 10.25 Ft x 5.08 Ft
- Kitchen 14.92 Ft x 12.58 Ft
- Dining room 12.92 Ft x 9.58 Ft
- Living room 12.92 Ft x 10.25 Ft
- 2pc Bathroom 2.92 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<http://www.kelbacorp.com/>



See

### Mirror

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