

WELCOME TO SAGE HILL



HOUSE | 2536 sq ft | 3 BEDROOMS | 3 BATHROOMS



274 SAGE BLUFF DRIVE NW

MODERN MEETS COZY IN THIS UNIQUE 2500 SQ. FT. HOUSE. LOCATED IN THE SOUGHT AFTER FAMILY ORIENTED COMMUNITY OF SYMONS GATE IN SAGE HILL, THIS ENERGY EFFICIENT HOME IS BUILT TO PASSIVE HOUSE STANDARDS AND IS MADE OF NATURAL BUILDING MATERIALS. THE HOME IS BUILT TO LAST FEATURING A 16 INCH THICK WALL ASSEMBLY YIELDING A R45 INSULATION VALUE, CROSS LAMINATED TIMBER INTERIOR WALLS, TRIPLE GLAZED AUSTRIAN WOOD WINDOWS, A HEAT RECOVERY VENTILATION SYSTEM, AND 19 SOLAR PANELS TO OFFSET ENERGY COSTS. WHEN YOU WALK INTO THE HOME, AN OPEN CONCEPT FLOOR PLAN AWAITS. THE KITCHEN BOASTS PREMIUM STAINLESS STEEL APPLIANCES INCLUDING AN INDUCTION STOVETOP, A HUGE CENTRE ISLAND WITH PLENTY OF SPACE FOR ENTERTAINING AND PREPARING MEALS, AND ULTRA STAIN AND HEAT RESISTANT DEKTON COUNTERTOPS. THROUGHOUT THE HOME ARE CUSTOM WINDOW COVERINGS IMPORTED FROM GERMANY. TUCKED BEHIND THE KITCHEN IS AN OFFICE AREA WITH A SLEEK BUILT-IN DESK AND SHELVING UNITS. ENJOY AN ABUNDANCE OF NATURAL LIGHT FROM THE MASSIVE SOUTH FACING WINDOWS ON THE MAIN AND TOP FLOOR. HEAD UP THE FLOATING STAIRCASE AND ENJOY THE SPACIOUS BONUS ROOM WITH VAULTED CEILINGS. THIS IS ALSO A GREAT SPACE FOR THOSE WITH A GREEN THUMB GIVEN THE AMOUNT OF SUNSHINE THAT POURS IN. AT THE BACK OF THE HOUSE IS THE HUGE MASTERS RETREAT AND EXTRA LONG WALK-IN CLOSET THAT CONNECTS TO THE LAUNDRY ROOM. THE SPA INSPIRED ENSUITE HAS DUAL SINKS, A FREESTANDING BATHTUB, AND A GORGEOUS TILED SHOWER. THE SECOND AND THIRD BEDROOMS HAVE INDIVIDUAL SINK AREAS AND ARE CONVENIENTLY CONNECTED TO A SHARED BATH. NEVER REPLACE YOUR ROOF OR SIDING AGAIN WITH THE MAINTENANCE-FREE STANDING SEAM METAL ROOF AND DURABLE HARDIE PLANK SIDING. NEXT DOOR TO THE HOUSE BOASTS ONE OF THE BEST PARKS AND GREEN SPACES IN THE CITY. RECENTLY UPGRADED WITH A BRAND NEW "EPOXY" FLOORING IN THE GARAGE. DON'T MISS YOUR CHANCE AT LIVING IN ONE OF THE MOST SOLIDLY BUILT HOMES AROUND & UP TO 90% MORE EFFICIENT THAN MOST HOMES! THE VIRTUAL TOUR WILL IMPRESS YOU, PLEASE WATCH. **MLS® # A1164955**



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MLS® #A11624955

274 Sage Bluff Drive NW

House

Possession: **Negotiable**

Neighbourhood: **Sage Hill**

Built in: **2016**

Construction: **Concrete, Hardie Board Siding**

Parking: **Double Attached Garage**

Main Level

Kitchen: 16'0" x 11'0"

Dining Room: 14'9" x 10'0"

Living Room: 14'9" x 13'2"

Office: 10'9" x 5'10"

Upper Level

Primary Bedroom: 15'1" x 12'6"

Bedroom: 11'3" x 8'10"

Bedroom: 12'8" x 8'11"

Bonus Room: 15'11" x 13'4"

Features: Beamed Ceilings, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Stone Counters

Appliances: Dishwasher, Dryer, Electric Stove, Garage Controls, Microwave Range Hood, Refrigerator, Washer, Window Coverings



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