



# 12 Sage Bluff Gate Calgary Alberta

\$599,000

Welcome to this stunning paired home with a triple tandem garage! Nestled in a serene neighborhood this home offers an exquisite living experience that combines modern elegance with thoughtful design. Prepare to be captivated by its remarkable features and impeccable craftsmanship. The entrance area gives you access to your garage and your private fenced in porch and yard. The main living area boasts a seamless flow, allowing for effortless entertaining and comfortable everyday living. The heart of the home is the spacious and stylish kitchen with high end upgrades and features a massive island that serves as a focal point, perfect for hosting gatherings or enjoying a casual meal. The quartz countertops add a touch of luxury. Beautiful built in desk that can be used for a great working space or for plenty of extra storage. The main living area exudes warmth and sophistication, thanks to the luxury vinyl plank flooring that adds a contemporary flair to the space. Whether you're relaxing with your loved ones or hosting guests, this versatile area offers the ideal setting for creating unforgettable memories. Ascending to the upper level, you'll discover a thoughtfully designed layout that prioritizes privacy and comfort. The primary suite is a sanctuary of tranquility, complete with a spacious walk-in closet to fulfill your storage desires and an 5 piece en-suite bathroom for an indulgent retreat. Additionally, two further bedrooms offer cozy havens for your family and visitors. The upper level features a well-appointed guest bathroom, a linen closet, and laundry, ensuring that daily chores are a breeze and everything is conveniently within reach. This home's exterior is equally impressive, siding upgraded with Hardie Board and triple-pane windows. For those seeking additional storage or flexible living options, you'll find the large triple tandem garage which...

2pc Bathroom 2.10 M x 8.80 M

Dining room 14.11 M x 6.90 M

Kitchen 15.11 M x 14.10 M

Living room 19.10 M x 12.20 M

4pc Bathroom 9.90 M x 5.50 M

5pc Bathroom 11.80 M x 5.00 M

Bedroom 9.60 M x 11.40 M

Primary Bedroom 11.90 M x 12.10 M

Other .00 M x .00 M

Other 7.10 M x 6.40 M

Storage .00 M x .00 M

Foyer 6.90 M x 7.50 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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**Mirror**

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Bedroom 9.50 M x 10.90 M