



## 68 Sage Bluff Road Calgary Alberta

\$649,000

Welcome to 68 Sage Bluff Road NW, a beautifully designed 4-bedroom, 3.5-bath Brookfield-built home offering thoughtful separation of space, style, and functionality. The second level features a private master retreat with a walk-in closet and luxurious ensuite bath. On the upper level, you'll find two additional bedrooms, a full bath, and a bonus room--perfect for kids or guests. The light-filled main floor boasts an open-concept layout with a spacious living room, kitchen, dining area, and a half bath--ideal for both entertaining and daily living. Curb appeal shines with a poured concrete driveway, attached garage, and a charming covered front porch. Comfort and convenience continue with central air conditioning, forced-air natural gas heating, and a fully fenced, landscaped backyard featuring a stylish concrete patio and large walk-out deck--perfect for summer gatherings. The fully finished basement includes a 1-bedroom, 1-bath with a separate walkout entrance--an ideal private space for extended family. All appliances are included (fridge, stove, dishwasher, microwave, washer, dryer), and you're just minutes from parks, schools, shopping, major roadways, YYC Airport, and CrossIron Mills, and surrounded by walking paths and natural green spaces, this home offers both convenience and a peaceful lifestyle. Virtual tour available--Don't miss this incredible opportunity! (id:6769)

Primary Bedroom 15.17 Ft x 11.00 Ft

Other 7.58 Ft x 5.67 Ft

Hall 7.58 Ft x 4.50 Ft

4pc Bathroom 30.09 Ft x 16.67 Ft

Bedroom 17.00 Ft x 8.92 Ft

Bedroom 13.00 Ft x 9.83 Ft

Other 5.25 Ft x 4.75 Ft

Laundry room 7.75 Ft x 5.92 Ft

4pc Bathroom 7.92 Ft x 5.75 Ft

Bonus Room 15.83 Ft x 15.08 Ft

Bedroom 12.58 Ft x 9.83 Ft

Recreational, Games room 29.67 Ft x 13.42 Ft

4pc Bathroom 8.08 Ft x 5.33 Ft

Hall 16.83 Ft x 7.58 Ft

Living room 16.08 Ft x 10.58 Ft

Dining room 12.58 Ft x 8.17 Ft

Kitchen 12.58 Ft x 10.92 Ft

Pantry 4.00 Ft x 2.67 Ft

Pantry 2.75 Ft x 2.67 Ft

Listing Presented By:



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