



## 74 Sage Bluff View Calgary Alberta

\$789,000

Welcome to this stunning, fully upgraded home built in 2015, offering both style and functionality across three fully finished levels. With 3 bedrooms upstairs, and 1 bedroom plus a den and washroom in the basement, this home is perfect for families of all sizes. A separate side entrance leads to a fully developed basement, thoughtfully designed with space allocated for a future kitchenette--ideal for guests or extended family. Step inside to a bright and spacious foyer with 9' ceilings and abundant natural light. The open-concept main floor features warm-toned flooring and a welcoming layout that flows seamlessly into a generous living area. The chef-inspired kitchen offers full-height oak cabinets, sleek quartz countertops throughout, stainless steel appliances, a walk-through pantry, and an expansive dining area perfect for hosting. Upstairs, you'll find a central bonus room with custom built-in shelving--an ideal space for a media room or play area. Two sizeable bedrooms, a full 4-piece bathroom, and a convenient upstairs laundry room are all located nearby. The impressive primary suite includes a large walk-in closet and a luxurious 5-piece ensuite bathroom. Additional highlights include a double attached garage and a location that's just steps away from bus stops, parks, and a variety of amenities. This home checks all the boxes--schedule your private tour today! (id:6769)

Bonus Room 16.08 Ft x 13.92 Ft  
 Laundry room 6.67 Ft x 6.58 Ft  
 Bedroom 12.42 Ft x 11.00 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 Bedroom 11.67 Ft x 10.17 Ft  
 Primary Bedroom 13.33 Ft x 13.00 Ft  
 5pc Bathroom 12.00 Ft x 9.17 Ft  
 Other 5.00 Ft x 4.92 Ft  
 Family room 16.08 Ft x 14.25 Ft  
 Office 11.83 Ft x 8.83 Ft

Bedroom 9.92 Ft x 9.83 Ft  
 4pc Bathroom 9.50 Ft x 4.92 Ft  
 Furnace 6.92 Ft x 6.00 Ft  
 Storage 5.92 Ft x 3.67 Ft  
 Other 5.75 Ft x 6.92 Ft  
 Other 9.83 Ft x 4.42 Ft  
 Other 6.75 Ft x 5.50 Ft  
 Pantry 6.67 Ft x 5.17 Ft  
 Kitchen 13.83 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
 URBAN-REALTY.ca

**RE/MAX**  
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