



# 206 Sage Bluff Rise Calgary Alberta

\$924,888

Extremely well maintained and beautifully finished home with over 3,280 sq. ft. of developed space! Ideally situated on a corner lot close to all amenities and just a short walk to the scenic ponds that this family-oriented community is known for. Great curb appeal and a double attached fully finished, epoxied and heated garage welcome you home. The open concept space is flooded with natural light that illuminates the hardwood floors and stylish design elements. Grand 10' ceilings with 8" doors to match and updated lighting create a casually elegant atmosphere. Show off your culinary prowess in the gorgeous, fully upgraded kitchen featuring stainless steel KitchenAid appliances, a beverage fridge, granite countertops and backsplash, full-height cabinets and a large centre island with seating to casually gather. Adjacently the flex space is perfect for customizing to your lifestyle as a formal dining room, extra sitting space or an open and airy den with a slot wall filtering in light and providing privacy. Come together over a delicious meal in the dining room with clear sightlines and access to the rear deck for hosting summer barbeques. Relaxation is invited in the living room with a floor-to-ceiling focal wall with an electric fireplace, perfect for curling up on winter nights. Fantastic built-in hides away jackets, shoes and seasonal items in the mudroom. Completing this level is a handily tucked away powder room. A beautiful cascading fixture lights your way upstairs to the bonus room with ample room to enjoy some downtime. 3 bright and spacious bedrooms on this level have been expertly thought out for ultimate privacy with the kids' bedrooms on the other side of the bonus room, separate from the primary suite. A true owner's retreat, the primary bedroom is a luxurious oasis with a lavish 5-piece ensuite boasting dual sinks, a deep soaker tub, a fully tiled se...

Recreational, Games room 13.67 Ft x 27.83 Ft  
 Furnace 8.83 Ft x 20.25 Ft  
 Bedroom 8.83 Ft x 13.42 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Living room 13.08 Ft x 16.83 Ft  
 Dining room 10.00 Ft x 13.67 Ft

2pc Bathroom .00 Ft x .00 Ft  
 Bonus Room 14.33 Ft x 17.17 Ft  
 Laundry room 8.33 Ft x 7.08 Ft  
 Primary Bedroom 13.00 Ft x 13.00 Ft  
 Other 8.42 Ft x 8.75 Ft  
 Bedroom 13.00 Ft x 17.50 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker

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



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

**Kitchen** 12.83 Ft x 16.58 Ft

**Den** 10.25 Ft x 11.17 Ft

**Other** 7.17 Ft x 6.67 Ft

**Foyer** 5.33 Ft x 11.00 Ft

**Bedroom** 10.58 Ft x 15.50 Ft

**5pc Bathroom** .00 Ft x .00 Ft

**4pc Bathroom** .00 Ft x .00 Ft