



## 285 Sage Bluff Drive Calgary Alberta

\$749,900

A beautiful detached home in Symons Gate that shows like-new and is located across from a park and playground. This stunning property features 4 bedrooms, 3.5 bathrooms and over 2,400 square feet of developed living space in addition to its oversized double attached two car garage with extension for additional storage. The bright and open main living space is designed for entertaining with a timeless white kitchen that overlooks both living and dining spaces. The expansive kitchen features a gas range, large island with additional seating, coffee bar, and pantry with endless storage. The kitchen's storage and functionality make it perfect for a family or those that host regularly. The dining area has large windows providing plenty of natural light and it also opens to the main living space. A central gas fireplace is the focal point of the living room and ideal for colder winter nights and a wall of patio doors leading to the front deck allow for natural light to pour through the home all day long, regardless of the time of year. The front balcony is over 18' wide and provides a comfortable environment for a lounging space and cooking area with BBQ gas line. A 2 pc bathroom and conveniently located laundry room complete the main level. Open iron spindle railing leads to the second level with a cozy landing area that has ample space for a desk or reading space. The expansive 15' 9" x 14' primary suite has ample space for any bedroom furniture in addition to a walk-in closet and 5 pc ensuite complete with dual sinks, a soaker tub and walk-in shower. Two more generous sized bedrooms, both over 10' x 12' and a full bathroom complete the upper level. The lower level has a rec room, bedroom, full bathroom and storage space and direct access to the oversized double attached garage. Comfortably fitting two cars + space for a motorcycle, gym space or additional storage, the...

Recreational, Games room 11.00 Ft x 12.33 Ft

Bedroom 11.25 Ft x 10.42 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

Furnace 8.00 Ft x 7.00 Ft

Foyer 5.25 Ft x 10.08 Ft

Living room 13.50 Ft x 18.17 Ft

Laundry room 6.33 Ft x 5.33 Ft

2pc Bathroom 5.42 Ft x 5.08 Ft

Primary Bedroom 15.75 Ft x 14.00 Ft

5pc Bathroom 10.42 Ft x 14.25 Ft

Other 4.75 Ft x 9.33 Ft

Bedroom 10.00 Ft x 12.17 Ft

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

Listing Presented By:



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CIR

REALTY

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Dining room 13.50 Ft x 11.00 Ft

Bedroom 10.08 Ft x 12.08 Ft

Kitchen 12.00 Ft x 14.17 Ft

4pc Bathroom 5.08 Ft x 10.92 Ft