



# 133 Sage Bluff Rise Calgary Alberta

\$809,900

Discover modern elegance in this 3-bed, 3.5-bath home, set in a desirable neighborhood. The centerpiece of the home is an extended kitchen with ceiling-high cabinets, nestled within 9-foot ceilings on the main floor, and featuring large granite countertops. This area opens into the dining, living, and flex rooms, all adorned with laminate and carpet, and featuring a unique two-way gas fireplace. Large east-facing bay windows flood the main floor with natural light and offer a beautiful park view. A half bath and walk-through pantry add convenience. Ascend to the upper floor, where a spacious bonus room awaits, complemented by three carpeted bedrooms, including a master with an upgraded 4-piece ensuite and walk-in closet. The finished basement hosts ample room for entertainment and business, with a 3-piece washroom, and exits through a walk-out basement. The exterior boasts vinyl siding, a fully finished deck, and fully landscaped grounds. A unique dual-entry backyard and a BBQ gas line offer outdoor versatility, while the patio adds flexibility for entertaining or extra living space. With air conditioning for year-round comfort, this home blends style with functionality. A true gem, meticulously maintained—schedule a showing to experience its charm and unique features! (id:6769)

Bonus Room 4.26 M x 3.96 M  
 Primary Bedroom 3.65 M x 3.65 M  
 5pc Bathroom 3.04 M x 2.74 M  
 Bedroom 3.65 M x 3.35 M  
 Bedroom 3.35 M x 3.05 M  
 Laundry room 2.43 M x 1.82 M  
 4pc Bathroom 2.43 M x 1.21 M  
 Family room 7.92 M x 3.65 M  
 Exercise room 3.04 M x 2.74 M  
 Other 3.65 M x 2.43 M

3pc Bathroom 2.43 M x 1.52 M  
 Furnace 2.43 M x 2.13 M  
 Living room 4.16 M x 3.65 M  
 Kitchen 4.26 M x 2.74 M  
 Dining room 3.96 M x 3.04 M  
 Foyer 3.04 M x 1.21 M  
 Other 3.04 M x 2.43 M  
 Den 3.04 M x 2.74 M  
 2pc Bathroom 1.52 M x 1.21 M

Listing Presented By:



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