



## 187 Sage Bluff Drive Calgary Alberta

\$805,000

Be the proud owner of this lovely five-bedroom home in the desirable NW community of Sage Hill, Calgary. You will love the beautiful large living space with high-end appliances, including a built-in wall oven/microwave, a high-end cooktop, and an ice and water dispensing refrigerator. Other notable features include a walk-through pantry, a sizable central bonus room, double vanity in the ensuite bathroom, convenient upper-floor laundry with a counter, and premium vinyl flooring in the primary bedroom. The ample living area, high-quality appliances, and overall sophistication make this home a true pleasure. The basement is fully finished, with 2 additional bedrooms, a full bathroom, a large family area, and office spaces. The large traditional lot provides the option for a future separate basement entrance door (subject to City approval), adding versatility to this property. Schedule a showing today. Owners are open to selling furniture items separately. (id:6769)

3pc Bathroom 7.92 Ft x 4.92 Ft  
Bedroom 12.00 Ft x 8.58 Ft  
Bedroom 13.25 Ft x 8.92 Ft  
Family room 21.50 Ft x 11.25 Ft  
Living room 46.00 Ft x 42.65 Ft  
Kitchen 14.00 Ft x 10.00 Ft  
Dining room 10.92 Ft x 9.17 Ft  
Breakfast 13.50 Ft x 10.00 Ft  
2pc Bathroom 5.33 Ft x 5.00 Ft

Bonus Room 13.17 Ft x 11.00 Ft  
Primary Bedroom 13.00 Ft x 13.00 Ft  
Other 8.33 Ft x 5.67 Ft  
5pc Bathroom 10.33 Ft x 9.67 Ft  
Bedroom 13.17 Ft x 11.00 Ft  
Bedroom 13.00 Ft x 9.50 Ft  
4pc Bathroom 8.33 Ft x 4.92 Ft  
Laundry room 8.33 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
MAXWELL CAPITAL REALTY

<https://edithbojie.maxwellrealty.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)