



## 207 Sage Bluff Drive Calgary Alberta

\$524,900

Welcome to this exceptional townhome in Sage Hill, where luxury meets convenience at every turn. As you step through the front door, a large, inviting foyer leads to a lower-level bonus room, bathed in natural light from expansive windows that create an open, welcoming atmosphere. From here, ascend to the heart of the home: the stunning upgraded kitchen, a true chef's delight with crown-molded cabinetry, sleek quartz countertops, and a generous island that serves as both a gathering point and functional workspace. High-end stainless steel appliances, including an upgraded gas stove, enhance the space, while a pantry provides ample storage. This kitchen connects seamlessly to a balcony for indoor-outdoor cooking and entertaining, alongside a formal dining area that flows effortlessly into the main living room. The living room, perfectly situated adjacent to the kitchen, is a bright and airy sanctuary with large windows and access to a second balcony on the main level, allowing sunlight to pour in and creating a sense of calm and luxury. Completing the main level is a thoughtfully designed powder room and a separate laundry room. Here, built-in speakers, an Ecobee thermostat, and other high-end upgrades add to the home's appeal and functionality. Upstairs, the primary bedroom awaits, a true retreat featuring a spacious walk-in closet and an immaculate ensuite bathroom, offering a serene escape within the home. The upper level also includes two additional well-sized bedrooms and a four-piece bathroom, catering to family and guests alike. For added convenience, the oversized double garage provides direct access to the lower level, creating a functional and efficient entryway. This extensively upgraded townhome also features premium Whirlpool appliances, a smart doorbell, air conditioning, central vacuum, and integrated built-in speakers, reflecting the thoughtful design...

Bonus Room 12.75 Ft x 11.33 Ft

Living room 12.50 Ft x 13.75 Ft

Dining room 13.75 Ft x 6.42 Ft

Kitchen 14.42 Ft x 11.83 Ft

Laundry room Measurements not available

2pc Bathroom Measurements not available

Primary Bedroom 13.67 Ft x 9.67 Ft

Bedroom 11.75 Ft x 8.33 Ft

Bedroom 9.58 Ft x 8.33 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

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

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