



## 33 Sage Bluff Close Calgary Alberta

\$768,800

Welcome to this exquisite custom-built Morrison Home, where exceptional craftsmanship shines through in every detail. Spanning over 3,000 sq.ft. of thoughtfully designed living space, including a fully finished basement, this residence offers a perfect floor plan for families. The south-facing backyard, featuring a spacious concrete patio, is ideal for year-round entertaining, while the finished garage and convenient back lane enhance the home's functionality. Inside, you'll discover a luxurious main floor adorned with stylish LVP flooring. The gourmet kitchen is a chef's dream, equipped with a double oven, gas stove, chimney-style hood fan, ceiling-height cabinets, stainless steel appliances, and elegant quartz countertops. The cozy fireplace in the living room creates an inviting ambiance for relaxation. This home also boasts modern conveniences such as 9' ceilings on both the main and basement levels, an upstairs laundry room, a den with French doors, and a retreat space in the primary bedroom. The basement's recreation room offers flexibility and can easily be transformed into additional living space at minimal cost. Conveniently located with easy access to major routes, shopping centers, Calgary International Airport, and CrossIron Mills, this home perfectly balances comfort and accessibility. Don't miss your chance to make this dream home yours! (id:6769)

Primary Bedroom 13.17 Ft x 15.33 Ft

5pc Bathroom 11.25 Ft x 9.58 Ft

Bedroom 9.25 Ft x 13.00 Ft

Bedroom 9.25 Ft x 11.92 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft

Family room 11.08 Ft x 13.08 Ft

Bonus Room 9.50 Ft x 10.50 Ft

Other 11.25 Ft x 5.00 Ft

Bedroom 10.33 Ft x 11.67 Ft

4pc Bathroom 8.33 Ft x 4.75 Ft

Other 8.33 Ft x 4.75 Ft

Recreational, Games room 14.58 Ft x 13.25 Ft

Storage 14.92 Ft x 8.33 Ft

Foyer 12.08 Ft x 9.00 Ft

Kitchen 10.08 Ft x 13.17 Ft

Dining room 10.00 Ft x 11.33 Ft

Living room 14.08 Ft x 13.33 Ft

Office 9.50 Ft x 12.08 Ft

2pc Bathroom 5.50 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<http://www.CalgaryHouseHunters.com>



**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)