



## 6 Sage Bluff Heights Calgary Alberta

\$713,999

UPGRADES GALORE in this gorgeous move-in ready home with a FINISHED WALKOUT BASEMENT and an ENCLOSED SUNROOM! Great curb appeal with EPOXY on the EXTRA WIDE DRIVEWAY that continues into the INSULATED AND DRYWALLED GARAGE. A private foyer with built-ins greets you upon entry. The main floor is the perfect combination of style and function with CLEVER BUILT-INS throughout, gleaming LUXURY PLANK VINYL FLOORING and a bright and open design. Culinary adventures await in the CHEF'S DREAM KITCHEN featuring full-height cabinets, stainless steel appliances, A GAS STOVE, an enclosed pantry, a garburator, a large centre island and a built-in appliance counter or handy tech desk. The upper and lower cabinetry extends into the dining room for tons of storage for all of your serving and lesser used items. Patio sliders lead to the enclosed sunroom with a GAS LINE for barbequing in any weather. Sit back and relax in front of the BUILT-IN MEDIA CENTRE in the living room with an included TV and mount to easily watch movies or binge your favourite show. Grand VAULTED CEILINGS adorn the upper level bonus room. This amazing extra space has loads of built-ins to hide away kid's toys, and games or would make a wonderful home office. The primary bedroom is a spacious retreat at the end of the day with a LARGE WALK-IN CLOSET equipped with wood shelving and a LAVISH 5-PIECE ENSUITE boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are good sized and share the 4-piece bathroom. Laundry with a sink and storage is also on this level for ultimate convenience. The FULLY FINISHED WALKOUT basement was completed with permits and passed inspection. Enjoy your downtime in the large rec room with ample space for everyone to gather. A 4th bedroom and another full bathroom are perfect for guests. Walk out to the COVERED PATIO and unwind while kids and pets play in t...

Recreational, Games room 19.25 Ft x 9.17 Ft

Furnace 12.17 Ft x 9.08 Ft

Bedroom 13.58 Ft x 8.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room/Dining room 19.00 Ft x 13.17 Ft

Bonus Room 13.00 Ft x 11.00 Ft

Laundry room 10.08 Ft x 6.17 Ft

Primary Bedroom 13.92 Ft x 12.00 Ft

Other 7.75 Ft x 4.92 Ft

Bedroom 10.00 Ft x 9.67 Ft

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

Listing Presented By:



Originally Listed by:  
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**Kitchen** 19.00 Ft x 14.17 Ft  
**Sunroom** 9.67 Ft x 9.42 Ft  
**Foyer** 10.25 Ft x 7.67 Ft  
**2pc Bathroom** .00 Ft x .00 Ft

**Bedroom** 10.00 Ft x 9.42 Ft  
**5pc Bathroom** .00 Ft x .00 Ft  
**4pc Bathroom** .00 Ft x .00 Ft