



## 60 Sage Bluff Heights Calgary Alberta

\$799,900

This stunning and fully developed home offers nearly 3,000 square feet of developed space with a walkout basement in the desirable community of Sage Hill. Featuring 3 living areas, 4 bedrooms, 3.5 bathrooms and a bright and sunny walkout basement offering a separate private entrance, this move-in ready home has it all! The timelessly finished main level has warm hardwood flooring that flows throughout the main living space. The central kitchen is finished with white cabinets, subway tile backsplash and a suite of stainless steel appliances including a chimney hood and built-in microwave, ensuring a seamless design that will stand the test of time. A large walk-through pantry off of the mudroom and attached garage add to everyday convenience while providing ample storage space for the chef. The open concept design has the kitchen overlooking both the living and dining room, making this the perfect space to host family and guests. The expansive living area has a central fireplace and flows into the large dining area with plenty of space for a large dining set. A wall of windows and patio doors on the back of the home allow for natural light to pour through the main living space all day long. The main level balcony overlooks the backyard and has direct access from the dining area, making it easy to host, BBQ, or watch over children in the backyard. The upper level of the home features a central bonus room spanning 13'x19' that has been intentionally designed to separate the primary suite from secondary bedrooms for optimal privacy. Double doors lead to the expansive primary bedroom that spans ~15'x13', with a wall of windows that overlook the backyard while providing the perfect amount of natural light. Completing the primary suite is a bright 5 pc ensuite with dual sinks, a soaker tub, fully tiled walk-in shower, a private water closet and access to the 10' wide walk...

Recreational, Games room 12.67 Ft x 22.17 Ft

Bedroom 12.25 Ft x 15.00 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

Furnace 21.50 Ft x 8.75 Ft

Living room 13.00 Ft x 15.33 Ft

Dining room 10.08 Ft x 13.17 Ft

Bonus Room 19.08 Ft x 13.00 Ft

Primary Bedroom 12.67 Ft x 15.25 Ft

5pc Bathroom 10.00 Ft x 10.42 Ft

Other 9.92 Ft x 5.08 Ft

Bedroom 8.83 Ft x 18.00 Ft

Bedroom 8.92 Ft x 18.00 Ft

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Listing Presented By:



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Kitchen 15.25 Ft x 9.58 Ft

2pc Bathroom 4.83 Ft x 5.00 Ft

4pc Bathroom 5.25 Ft x 10.75 Ft

Laundry room 5.17 Ft x 7.25 Ft