



## 76 Sage Bluff Heights Calgary Alberta

\$799,900

**\*\* QUICK POSSESSION \*\*** You'll be amazed at how attractive this bright open floor plan is! This 3 bedroom family-approved, custom-designed walk-out basement home is squeaky clean inside. You will love the 2155+ sq ft of living space. It has a great location in a quiet street and is only steps away from the shopping, parks, transit and pathways. An east-facing backyard features an upper oversized rear deck with a gas line and a lower concrete patio, which is fully fenced and landscaped. The yard will invite you and the kids to enjoy this prominent homesite. The main living areas are very bright & open, with high 9' ceilings in the kitchen/dining/living room & foyer. The foyer is very roomy and finished with open railings and tile flooring. Upstairs offers 3 bedrooms, a bonus room with an 18' x 5' front balcony, a big laundry room, and two full bathrooms. The basement is an unspoiled (860 SF) space that accommodates another family room, bedroom, bath, and storage area. Many updates include exterior aluminum deck railing, roof - shingles, mechanicals, paint, flooring, skylights, kitchen appliances, quartz countertops with an under-mount granite sink, and modern decor. These upgrades include a gas fireplace & a full mantle, an oversized front double 22 x 20 attached garage with full concrete driveway & extra street parking. Plus, there are many more details to view on your visit of this fine home! (id:6769)

Furnace Measurements not available

Living room 13.42 Ft x 12.58 Ft

Kitchen 15.42 Ft x 9.83 Ft

Foyer 8.92 Ft x 6.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Dining room 12.58 Ft x 9.33 Ft

Other 7.50 Ft x 5.00 Ft

Pantry 5.67 Ft x 3.75 Ft

Laundry room 9.50 Ft x 5.67 Ft

Primary Bedroom 13.75 Ft x 13.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.58 Ft x 9.00 Ft

Bedroom 10.83 Ft x 9.83 Ft

5pc Bathroom .00 Ft x .00 Ft

Bonus Room 18.50 Ft x 15.42 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
cm.mackenzie@shaw.ca