



## 78 Sage Bluff Gate Calgary Alberta

\$597,300

PRICE REDUCED. Beautiful 4-bedroom, 3.5 bathroom, semi-detached fully-finished home, perfect for families and entertaining. This house is very clean and well kept - see for yourself. The roofs of the house and the garage, as well as the eavestroughs were replaced just over two months ago. The main floor features a very nice open plan kitchen and dining area. Kitchen has quartz counter tops. The island includes an extended eating bar and a dining area that overlooks the backyard. From the front door enter to a nice open livingroom. The upper floor features a very nice-sized master bedroom with 4-piece bathroom and good size walk-in closet. The rest of the upper floor features 2 more good size bedrooms, another 3-piece bathroom, and upper floor laundry room. The fully finished basement is a great addition to this nice user-friendly house. The basement features another bedroom with separate 3-piece bathroom and rec room. Lots of additional storage space and utility rooms completes this great addition. Walk out to a nice deck to enjoy your summer barbeque. The very nice-sized double detached and insulated garage with space for a truck and small car and 220 volt power supply is also a great addition to this property. This very nice well-kept house is also very well priced, and the sellers had a professional appraisal done to confirm. Make sure you do not miss this phenomenal opportunity. (id:6769)

Primary Bedroom 12.42 Ft x 11.75 Ft

Bedroom 9.58 Ft x 8.50 Ft

Bedroom 13.25 Ft x 7.92 Ft

4pc Bathroom 7.83 Ft x 7.83 Ft

4pc Bathroom 7.92 Ft x 4.75 Ft

Bedroom 12.00 Ft x 8.17 Ft

3pc Bathroom 7.75 Ft x 6.33 Ft

Recreational, Games room 16.33 Ft x 16.00 Ft

Storage 6.33 Ft x 6.00 Ft

Living room 16.83 Ft x 13.00 Ft

Kitchen 13.83 Ft x 9.25 Ft

Dining room 13.83 Ft x 7.58 Ft

Foyer 7.00 Ft x 3.67 Ft

2pc Bathroom 5.75 Ft x 4.67 Ft

Listing Presented By:



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