



## 96 Sage Bluff Heights Calgary Alberta

\$789,900

Welcome to this beautifully maintained 3-level split home built in 2017, located in the highly sought-after community of Sage Hill, Calgary. Offering the perfect blend of function and style, this home is situated close to schools, parks, shopping, and all amenities - ideal for families and professionals alike. Step inside the open-concept main floor, featuring a spacious living and dining area anchored by a cozy gas fireplace. The chef-inspired kitchen is equipped with quartz countertops, upgraded stainless steel appliances, a gas stove, and a large island perfect for entertaining. A patio door off the kitchen leads to a private deck, great for summer BBQs and outdoor dining. On the second level, you'll find a generously sized family room, perfect for movie nights or relaxing with guests. The upper floor features three bedrooms, including a primary suite with a walk-in closet and a private 5-piece ensuite. A full bathroom and convenient upstairs laundry room complete the upper level. The lower level includes a mudroom with built-in storage, a half bath, and direct access to the double attached garage. The partially finished basement adds incredible value with a recreation room, additional bedroom, ample storage, and a flex space with sliding doors leading to a walk-out backyard. It's also plumbed for a future bathroom, offering great potential for customization. Enjoy a landscaped yard and thoughtful details throughout this family-friendly home. Whether you're upsizing or settling into your first family home, this property offers the space, comfort, and upgrades you've been searching for. Don't miss your chance to own a stunning home in Sage Hill - book your showing today! (id:6769)

Family room 18.50 Ft x 20.33 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
5pc Bathroom 8.92 Ft x 13.67 Ft  
Bedroom 8.92 Ft x 13.08 Ft  
Bedroom 10.83 Ft x 12.08 Ft  
Laundry room 5.67 Ft x 9.50 Ft  
Primary Bedroom 14.58 Ft x 17.17 Ft  
Other 8.00 Ft x 6.58 Ft

Bedroom 11.58 Ft x 9.92 Ft  
Recreational, Games room 16.92 Ft x 11.83 Ft  
Other 9.92 Ft x 9.67 Ft  
2pc Bathroom 4.83 Ft x 5.42 Ft  
Dining room 9.75 Ft x 12.17 Ft  
Foyer 9.33 Ft x 8.83 Ft  
Kitchen 9.75 Ft x 14.92 Ft  
Living room 12.58 Ft x 22.67 Ft

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Listing Presented By:



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