



97 Sage Bluff Close Calgary Alberta

\$835,000

Sage Hill - 97 Sage Bluff Close NW: Welcome to this beautifully finished, fully developed 2-storey home in the sought-after community of Sage Hill! Offering over 3,300 sqft of living space, this home features 4 bedrooms (3 up + 1 down), 3.5 bathrooms, and an oversized double attached garage - perfect for growing families or anyone looking for extra space. From the moment you step inside, you're greeted by a sun-filled main floor and a cozy, inviting entryway. The open-concept kitchen is a chef's dream, complete with granite countertops, stainless steel appliances including a gas cooktop, built-in oven, chimney hood fan, and a stylish 2-toned island with seating for four. You'll love the walk-through pantry that makes grocery runs a breeze. Enjoy family meals in the sunny breakfast nook, with direct access to the west-facing backyard - great for evening BBQs! The cozy living room with a stone fireplace and mantle is perfect for unwinding. A private main floor den with French doors, a 2-piece powder room with built-in vanity, and a spacious mudroom with a bench and hooks finish off this level. Upstairs, you'll find a spacious primary suite featuring large west-facing windows (no neighbours behind!), a walk-in closet, and a luxurious 5-piece ensuite with dual sinks, a soaker tub, walk-in shower, and private toilet area. Two good-sized bedrooms, a bright bonus room, a 3-piece main bathroom, and a convenient laundry room with a sink and built-in cabinetry round out the upper floor. The fully finished basement offers even more space with a large family room, games/rec area, wet bar with cabinetry and display shelving, a 4th bedroom, and another 3-piece bathroom with a walk-in shower - perfect for guests, older kids, or entertaining. Additional features of this home include built-in speakers throughout, a sunny vinyl deck with a gas line for your BBQ, a fully fenced west...

Family room 19.83 Ft x 15.08 Ft

Recreational, Games room 11.33 Ft x 10.00 Ft

Bedroom 10.75 Ft x 10.75 Ft

3pc Bathroom Measurements not available

Kitchen 13.00 Ft x 12.00 Ft

Dining room 13.00 Ft x 10.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.08 Ft x 13.92 Ft

Bedroom 12.00 Ft x 9.92 Ft

Bedroom 12.00 Ft x 9.92 Ft

Bonus Room 15.83 Ft x 11.50 Ft

5pc Bathroom Measurements not available

a

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.connectgroupcalgary.com/>



Real Estate Professionals Inc.

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

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

Living room 15.92 Ft x 14.00 Ft

Den 10.00 Ft x 10.00 Ft

3pc Bathroom Measurements not available

Laundry room Measurements not available