



178 Sage Bluff Drive Calgary Alberta

\$789,900

****Open House, Sat March 14th 1:00-4:00 pm. **Welcome to this elegant and modern fully finished walkout basement home in the heart of Sage Hill, offering 3,200 sq ft. of living space (include the basement). A spacious and welcoming foyer sets the tone the moment you step inside, with clear sightlines guiding you through to the bright, open-concept main living area at the rear of the home. Expansive windows line, filling the space with natural light throughout the day. The main floor features 9-foot ceilings, pot lights throughout, and a dedicated den/office, ideal for remote work or a quiet study. At the heart of the home is a chef-inspired kitchen that blends style and practicality, showcasing a large central island for gathering, a chimney-style hood fan, built-in wall oven and microwave, and a gas cooktop. The adjacent nook opens onto a deck with a gas BBQ line, extending your living space outdoors. Completing the main level are a convenient half bath and a functional mudroom with added storage shelving, connecting directly to the double attached garage with overhead storage. Upstairs, upgraded metal railings lead to a thoughtfully designed second floor featuring three bedrooms, a spacious (vaulted ceiling) bonus room, and a well-appointed main bathroom. The luxurious primary suite is a private retreat, offering a spa-like ensuite with a separate soaker tub, stand alone shower, dual vanities, and a generous walk-in closet with direct access to the separate laundry room, complete with a sink and extra shelving for storage. The professionally finished walkout basement adds outstanding flexibility, featuring a bedroom, full bathroom, office, recreation/exercise room, and ample storage, with direct access to a concrete patio beneath the deck. Additional upgrades include Triple panes window, central air conditioning, a water softener, water filtration system, and a o...**

Primary Bedroom 12.42 Ft x 13.75 Ft
 Bedroom 9.25 Ft x 13.25 Ft
 Bedroom 8.92 Ft x 14.92 Ft
 Family room 17.58 Ft x 19.67 Ft
 4pc Bathroom 5.00 Ft x 9.17 Ft
 5pc Bathroom 10.25 Ft x 13.75 Ft

Office 9.92 Ft x 12.17 Ft
 Recreational, Games room 21.58 Ft x 30.33 Ft
 4pc Bathroom 8.00 Ft x 5.08 Ft
 Office 5.75 Ft x 10.75 Ft
 Other 8.92 Ft x 6.33 Ft
 Living room 14.00 Ft x 13.58 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Laundry room 8.92 Ft x 7.92 Ft

Other 5.08 Ft x 16.17 Ft

Bedroom 9.42 Ft x 8.25 Ft

2pc Bathroom 7.92 Ft x 3.67 Ft

Dining room 9.08 Ft x 13.58 Ft