



## 228 Sage Bluff Drive Calgary Alberta

\$710,000

This could be the one!!! This home checks ALL the boxes!! Lovely large 5 bedroom home perfectly priced, well below market value and is located just steps away from a tot lot - playground! Clean and well laid out, this home built by Brookfield has a large bonus room with soaring ceilings and a large upper deck overlooking the front of the home. Fully finished basement has been thoughtfully finished, with building permits and has an extra sitting room, 2 bedrooms with oversized windows, a 3 pc bath AND office space. Open main floor plan built for entertaining, large laundry room on the upper level. This home has endless possibilities and is awaiting a new family to make it their own. AMPLE storage throughout the home makes this an absolute winner!! (id:6769)

Family room 15.92 Ft x 8.25 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.17 Ft x 9.25 Ft

Bedroom 10.00 Ft x 9.25 Ft

Kitchen 9.83 Ft x 14.25 Ft

Dining room 12.58 Ft x 9.67 Ft

Living room 22.42 Ft x 13.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Bonus Room 18.50 Ft x 15.50 Ft

Laundry room 5.67 Ft x 9.50 Ft

Primary Bedroom 13.67 Ft x 13.67 Ft

Bedroom 10.75 Ft x 9.83 Ft

Bedroom 9.00 Ft x 10.67 Ft

5pc Bathroom 8.83 Ft x 13.67 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)