

307 Sage Bluff Drive Calgary Alberta

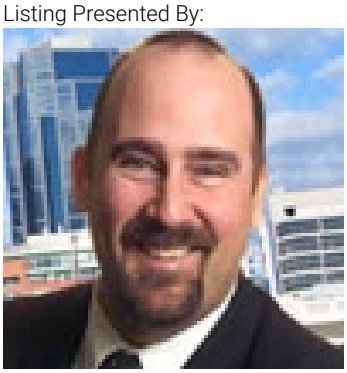
$715,000

Nestled within the coveted NW Calgary community of Sage Hill, this captivating two-story detached house offers a rare blend of space, convenience, and potential. Spanning approximately 1,782 square feet, the home unfolds across two finished levels, anchored by a partially finished basement, providing versatility for growing families or those seeking additional living space. Laminate flooring flows throughout, complemented by interior features detailed within the remarks, while central air ensures comfortable living year-round. An inviting deck extends from the backyard, creating an ideal setting for outdoor relaxation and entertaining, all within a corner lot boasting over 3750 square feet and backing onto a generous yard space. Upstairs, three bedrooms offer restful retreats, including a master bedroom complete with its own ensuite bath featuring a four-piece configuration. Upstairs are 3 bedrooms, including a primary bedroom with a 4-piece ensuite, an additional 4-piece bathroom, and a laundry room. A 2-piece bathroom is located on the main floor. The partially finished basement has a separate entrance and offers potential for future development, subject to City of Calgary approvals. Basement has partially finish bedroom. A double attached garage provides secure parking for two vehicles, equipped with a garage door opener, and the community is enhanced by park, playground, schools nearby, shopping nearby, sidewalks, street lights, and walking/bike paths. It also include garage heater & Security Camera's installed. Presenting an exceptional opportunity to acquire a home brimming with promise and positioned within a vibrant neighborhood. Located in the popular community of Sage Hill, close to parks, playgrounds, walking and bike paths, schools, shopping and everyday amenities, this home delivers an outstanding combination of location, condition, lot size and value....

Bedroom 8.00 Ft x 10.58 Ft
Recreational, Games room 12.92 Ft x 13.67 Ft
Furnace 8.83 Ft x 10.08 Ft
Living room 13.00 Ft x 14.17 Ft
Kitchen 13.58 Ft x 12.75 Ft
Dining room 9.92 Ft x 10.08 Ft
2pc Bathroom 6.75 Ft x 3.00 Ft

Primary Bedroom 12.67 Ft x 14.58 Ft
Bedroom 9.92 Ft x 10.83 Ft
Bedroom 9.92 Ft x 10.75 Ft
Family room 7.92 Ft x 12.75 Ft
4pc Bathroom 9.92 Ft x 11.17 Ft
4pc Bathroom 9.00 Ft x 6.50 Ft

Listing Presented By:



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