



## 71 Sage Bluff Heights Calgary Alberta

\$590,000

EXTENSIVE BUILDER UPGRADES / SINGLE ATTACHED GARAGE / 3 BED/ 2.5 BATH/NEW ROOFWelcome to this impeccably maintained and truly special 4-level split, semi-detached home, perfectly situated on a quiet street in the growing NW community of Sage Hill. Proudly owned and lovingly cared for by the original owner, this property showcases all of the original builder upgrades and offers an inviting blend of comfort, style, and functionality--ideal for first-time buyers, growing families, or anyone seeking exceptional value in a fantastic neighborhood. From the moment you step inside, you're welcomed by an open mudroom-style foyer with tall ceilings and a large closet. A few steps up lead you into the bright main living area, where expansive west-facing windows fill the space with warm, natural light throughout the day. The upgraded laminate flooring pairs beautifully with soft, neutral wall tones, creating a calm and welcoming atmosphere. This level features a spacious living room with floor-to-ceiling patio doors that open directly to the fully-landscaped backyard--perfect for indoor-outdoor living. The generous dining area flows seamlessly into the thoughtfully designed kitchen, complete with quartz countertops, soft-close cabinetry, stainless steel appliances, a large chef's island, and pantry. It's an ideal setting for everyday living and for creating lasting memories with family and friends. A convenient 2-piece powder room for your guests completes this floor. The second level is home to the well-positioned primary suite, offering a peaceful retreat with vaulted ceilings, a large east-facing window, a walk-in closet, and a private 3-piece ensuite. Continuing up to the third level, you'll find a versatile bonus room--perfect as a kids' play area, home office, or secondary family space. This floor also includes two additional generously sized bedrooms (one with a walk-in...

4pc Bathroom 9.58 Ft x 5.00 Ft

Primary Bedroom 11.08 Ft x 16.00 Ft

4pc Bathroom 5.92 Ft x 8.58 Ft

Bedroom 9.08 Ft x 17.08 Ft

Bedroom 9.75 Ft x 13.33 Ft

Family room 15.33 Ft x 12.50 Ft

Laundry room 5.92 Ft x 6.50 Ft

2pc Bathroom 5.00 Ft x 5.67 Ft

Dining room 8.17 Ft x 9.92 Ft

Foyer 7.67 Ft x 6.00 Ft

Kitchen 10.92 Ft x 12.42 Ft

Living room 18.50 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
darylcarlson@shaw.ca