

## 77 Sage Bluff Manor NW Calgary, Alberta

**MLS # A2338114**


# \$815,000

|                  |                                                          |               |                  |
|------------------|----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                                                |               |                  |
| <b>Type:</b>     | Residential/House                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                 |               |                  |
| <b>Size:</b>     | 2,436 sq.ft.                                             | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 4                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped, Lawn, Rectangular Lot |               |                  |

|                    |                                                                                                                                   |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** n/a

OPEN HOUSE Saturday August 29th 10:00am - 12:00pm. JUST LISTED! Situated on a quiet street, on a desirable CORNER LOT with WALK-OUT basement. Boasting a truly REMARKABLE blend of design, style, quality, LOCATION + LAYOUT. Offering: 4 Bedroom, 2.5 bath, DEN/Study + Bonus Room. Spacious entrance with coat closet leads to OPEN main floor featuring 9 ft knockdown ceilings + DEN/STUDY with feature wall & double glass doors. Gourmet modern + TIMELESS white kitchen with cabinets to ceiling, under cabinet lighting, Carrera marble hexagonal backsplash, central island with sil-granite sink, walk-in pantry, champagne bronze hardware, chimney hoodfan + stainless steel appliances. SPACIOUS + BRIGHT dining/nook opens to the kitchen + living room. 2 pc powder room + deck with BBQ gas line complete the main level. Gorgeous WOOD + METAL railings lead upstairs to spacious central BONUS ROOM. Primary retreat boasts 5 pc ensuite with soaker tub, dual vanities, custom floor to ceiling tiled shower, separate water closet + 2 WALK-IN CLOSETS! 3 additional good-sized bedrooms, 4 pc bath with tub/shower + upstairs LAUNDRY! Lower WALK-OUT level is unspoiled, with roughed-in bathroom, 9 FT CEILINGS with sliding doors to concrete patio. Professionally landscaped backyard, with IRRIGATION, rundle rock, stone framed beds + columnar ASPEN trees! Additional features and upgrades include: AIR CONDITIONING, designer lighting, fixtures & hardware, recessed lighting, wine fridge, knockdown ceilings throughout, craftsman doors, remote + app controlled LIGHT FILTERING main floor & primary bedrooms blinds, insulated + drywalled garage with 2 220V EV plug-ins. Just minutes from parks, schools, walking trails, ponds, Costco, Walmart, Creekside, Sage + Beacon Hill shopping. Great access to Stoney Trail + YYC airport.

Exceptional Property!