



GRASSROOTS
REALTY GROUP

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74 Sage Bluff View NW
Calgary, Alberta

MLS # A2224939



\$789,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this stunning, fully upgraded home built in 2015, offering both style and functionality across three fully finished levels. With 3 bedrooms upstairs, and 1 bedroom plus a den and washroom in the basement, this home is perfect for families of all sizes. A separate side entrance leads to a fully developed basement, thoughtfully designed with space allocated for a future kitchenette—ideal for guests or extended family. Step inside to a bright and spacious foyer with ‘ceilings and abundant natural light. The open-concept main floor features warm-toned flooring and a welcoming layout that flows seamlessly into a generous living area. The chef-inspired kitchen offers full-height oak cabinets, sleek quartz countertops throughout, stainless steel appliances, a walk-through pantry, and an expansive dining area perfect for hosting. Upstairs, you’ll find a central bonus room with custom built-in shelving—an ideal space for a media room or play area. Two sizeable bedrooms, a full 4-piece bathroom, and a convenient upstairs laundry room are all located nearby. The impressive primary suite includes a large walk-in closet and a luxurious 5-piece ensuite bathroom. Additional highlights include a double attached garage and a location that’s just steps away from bus stops, parks, and a variety of amenities. This home checks all the boxes—schedule your private tour today!