



**41 Sage Bluff Close NW
Calgary, Alberta**

MLS # A2156441



\$789,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		
Inclusions:	N/A		

BACK ON MARKET, BUYERS FINANCING FELL THROUGH. Nestled in the heart of the family-friendly community of Sage Hill, this beautifully upgraded 3-bedroom, 2-story home offers the perfect blend of comfort and convenience. Situated on a quiet street, this turn-key property is designed with family living in mind, providing a welcoming and peaceful environment for you and your loved ones. As you step into the spacious and inviting entryway, you'll immediately feel at home. The open floor plan seamlessly connects the main living areas, creating an ideal space for both everyday living and entertaining. The main floor features a versatile flex area, perfect for a home office or playroom, and a spacious living room adorned with large windows that flood the space with natural light. The full-tiled electric fireplace with custom woodwork feature wall serves as a stunning center piece, adding warmth and ambiance to the room. The dining area, with patio doors leading to the back deck, is perfect for family meals and gatherings. It opens to a custom executive kitchen that any chef would envy. This kitchen is a true showstopper, boasting a gas cooktop, built-in oven, dishwasher, quartz countertops, and upgraded stainless steel appliances. Thoughtful touches like pot drawers and extended height cabinetry offer both style and functionality, while a spacious walk-through pantry leads to a good-sized mudroom, complete with storage options storage and access to the oversized double front drive garage. Upstairs, the central bonus room provides a versatile space for a family room or media area, while the convenience of upper-level laundry makes everyday chores a breeze. The large primary suite is a true retreat, featuring a luxurious 5-piece ensuite with dual sinks, a large soaker tub, and a spacious walk-in closet. The basement, with its sunshine windows, is framed and is a blank canvas

awaiting your ideas and is perfect for future development. Outside, the fully fenced backyard and good-sized deck provide a safe and enjoyable space for outdoor activities. Sage Hill offers an ideal location with great access to major routes like Stoney Trail and Deerfoot Trail, making commutes a breeze. The community is close to the airport, CrossIron Mills, and the convenient shopping at Sage Hill Common, ensuring that all your needs are just minutes away. This home is more than just a place to live; it's a place to create lasting memories and enjoy the lifestyle you've always dreamed of.