

\$899,000 - 73 Sage Bluff Close Nw, Calgary

MLS® #A2112419

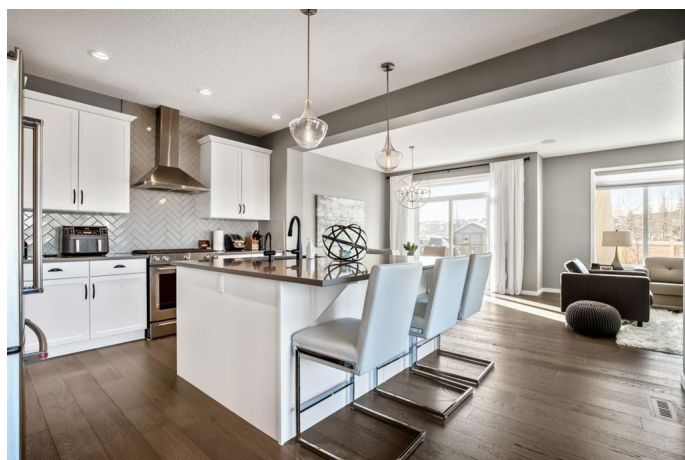
\$899,000

3 Bedroom, 3.00 Bathroom, 2,496 sqft

Residential on 0.15 Acres

Sage Hill, Calgary, Alberta

Welcome home to 73 Sage Bluff Close! This spacious and beautifully designed 2 storey home offers 3 Beds & 2.5 Baths, w/ 2500 sq. ft. of upgraded space that is meticulously maintained and shows like new. Sunny South West Facing BackYard on a Pie Lot | 9'™ Ceiling throughout the Main Floor | Private Covered Patio Space w/ 2 Way Fireplace | Private Office w/ French Door on the 2nd Level | Upgraded Stainless Steel Appliances | Double Oversized Attached Garage 21 x 21.5 | Air Conditioning | Oversized Patio and Shed | Professionally Landscaped and Fenced Yard! As you step into this gorgeous home you will immediately be welcomed by a soaring 2 storey foyer. Extras you will find included upgraded lighting throughout, top down Hunter Douglas window coverings, hardwood floors, air conditioning and so much more! The gourmet kitchen offers a large island & eating Bar (79" x 67") amazing for entertaining, quartz countertops, and a walk through butler's pantry with custom built wine racks. As well as stainless steel upgraded appliances including gas stove and hood fan and instant hot water tap. The open concept dining room gives plenty of space for a large table and adjoining living room with feature gas fireplace with floor to ceiling tile. From the kitchen you will love the private covered patio with 2 way fireplace that is perfect for outdoor dining and late night evenings watching the game. Heading to the upper level you will find a large



entertainment bonus room perfect for movie nights. The primary suite has been upgraded with an attached office/nursery/or potential home gym. The ensuite is a luxurious spa-like space featuring a double vanity w/quartz countertops, soaker tub, 10ml glass shower with custom tile to the ceiling. A generous walk-in closet and very convenient laundry room are also accessed through the master suite. There are 2 additional bedrooms sharing a 4 pc bath completing this upper level. The unfinished basement awaits your design ideas and finishing touches, the possibilities is limitless! This wonderful home also offers a fully fenced and professionally landscaped yard on a large pie-shaped lot (6705 sq. ft. lot) with a extended composite deck which gives you and your family and friends plenty of outdoor space. There is also a gasoline and power available for a future hot tub. The oversized garage is 484 sqft measuring 21 x 21.5 and also comes with a gas line for a future garage heater. Just a few steps to Shopping centers (Sage Hill Quarter), supermarkets, and Parks. Easy access to Stoney Trail making your commute seamless. Come see this beautiful home today!

Built in 2016

Essential Information

MLS® #	A2112419
Price	\$899,000
Sold Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,496
Acres	0.15
Year Built	2016

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	73 Sage Bluff Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
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Date Sold	March 26th, 2024
Days on Market	19
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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