

\$735,000 - 92 Sage Bluff Way Nw, Calgary

MLS® #A2116589

\$735,000

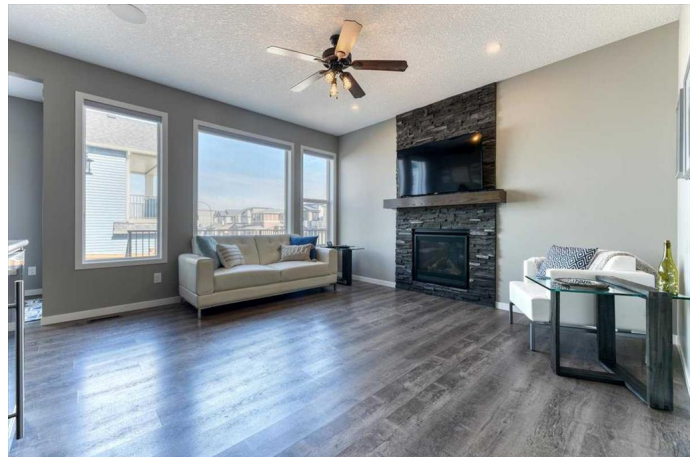
3 Bedroom, 3.00 Bathroom, 1,867 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Upgrades, upgrades, upgrades! Welcome to 92 Sage Bluff one of the most spectacular corner lot homes on the real estate market today!! The key unlocks a Morrison built home with refined finishing and loads of upgrades when built. The sellers kept comfort, family, and future in mind when building. A few hidden gems are in the gorgeous open-concept main floor. With 9 foot ceilings and vinyl plank flooring throughout the main level you will feel the warmth and openness in this home. For the music lovers there is a built in sonos system with speakers in the ceiling. The kitchen is made for family and / or entertaining with the oversize island built above specs with a wine fridge in the front for ease and still enough space for people to sit at the island. The granite kitchen sink means it will continue looking new for decades to come.

The flat top stove is built in to provide seamless transitions from stove top to counter top while the undermount lighting provides you with more light while you cook up an amazing meal. All lower storage in the kitchen has been built as easy to access pots and pans drawers with a dedicated space for your sheet pans and spices which each have a customized drawer. The large walk-through pantry with upgraded door to add to the beauty will also provide ease for bringing in those groceries from your garage. Moving into the dining room which was built with additional space from the original spec you will have tons of room to fit a table for 8 if needed. The living



room provides comfort with a gas fireplace with floor to ceiling stone for the chilly winter nights and a ceiling fan for the warm summer days. And don't worry about those cords, cable boxes, game systems, they can easily be tucked away out of sight in the built in media box behind the TV. The Hunter Douglas blinds throughout the home provide privacy day and night while still providing visibility and light during the day. Finishing off the main floor is a half bath, a mud room connecting the pantry to the garage door, and a wide open foyer with closet. Moving upstairs your feet will feel the comfort with the extra thick memory foam underlay for your carpet, helping to maintain the durability of the carpet for years to come. You'll walk into the large bonus space where one of the walls is set up for your home theatre night with the space for a large TV and another media box behind it to hide all your electrical needs and a sound bar that is part of the homes built in sonos system. The laundry room has upgrades too with a space to hang your clothes and a counter top and shelf to keep all of your supplies. All main rooms upstairs are equipped with ceiling fans and media boxes built in. The two bedrooms are separated from the primary by the bonus room and full bath giving the primary room it's own luxury space. The large primary has a switch next to the bed to control your ceiling fan and lights so no need to get up through the night.

Built in 2018

Essential Information

MLS® #	A2116589
Price	\$735,000
Sold Price	\$735,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,867
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Sage Bluff Way Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1T4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Conditioner, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brick Facing, Circulating, Electric, Great Room, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	RV Hookup
Lot Description	Back Lane, Corner Lot, Lawn, Low Maintenance Landscape, Landscaped, Open Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 5th, 2024
Days on Market	12
Zoning	R-1N
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Berkshaw Condominium Management Corp
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