

\$839,900 - 326 Sage Bluff Drive Nw, Calgary

MLS® #A2117626

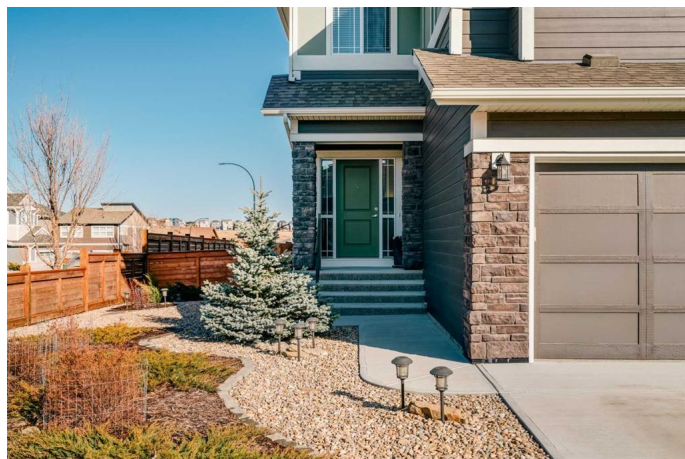
\$839,900

4 Bedroom, 3.00 Bathroom, 2,508 sqft

Residential on 0.12 Acres

Sage Hill, Calgary, Alberta

Welcome to your dream home in the highly coveted community of Symons Gate in Sage Hill! Featuring 4 bedrooms on the upper level with over 2,500 sq.ft of developed living space, this meticulously maintained property offers the perfect blend of elegance and functionality. Situated on a generous ~5,300 sq.ft corner lot, this home is surrounded by the natural beauty of Sage Hill and is conveniently located near parks, shopping, and amenities. The home has a beautiful exterior facade featuring full Hardie Board siding, low-maintenance landscaping, and an oversized attached garage. The open concept main level features hardwood flooring spanning the main living areas with large windows throughout the property which allows natural light to flow into the home all day. The living room is highlighted by a gas fireplace with a chic tile surround creating a warm and inviting atmosphere for relaxation. The gourmet kitchen features quartz countertops, ample cabinet space, walk-through pantry with coffee station and stainless-steel appliances including a gas range, chimney hood fan, and built-in microwave. Completing the main level is a generous front office which can be used as a formal dining area, a mudroom with built-in storage and a 2-pc powder room. The upper level of the home features a rare layout offering 4 full bedrooms, 2 full bathrooms, a large bonus room and a generous laundry room. Dual doors lead to the expansive primary suite which is a true retreat complete



with a spa-like ensuite bathroom offering dual vanities, a soaker tub, walk-in tiled shower, and a walk-in closet. Three additional bedrooms, a full bathroom and a large bonus room complete the upper level. The lower level of the home has endless possibilities for development and features ample space for a 5th bedroom, large family/rec. room and a full bathroom. The oversized garage has ample room for a pickup truck and has been extended by 3 feet to allow for a workshop or added storage. The backyard has been beautifully landscaped providing a high level of privacy and tranquility, with a spacious rear deck, a lower patio, planter beds, a zero-maintenance front yard and is fully fenced. This home has been lovingly maintained, ensuring that it's in pristine condition and ready for its new owners to move in and start creating lasting memories. Don't miss your opportunity to own this exceptional Symons Gate home!

Built in 2018

Essential Information

MLS® #	A2117626
Price	\$839,900
Sold Price	\$833,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,508
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	326 Sage Bluff Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Insulated, Oversized

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Corner Lot, Lawn, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 22nd, 2024
Days on Market	11
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office Charles

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