

76 Sage Bluff Way NW  
Calgary, Alberta

MLS # A2216268



**\$745,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,245 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

Style Meets Functionality the moment you step into this home, it offers the perfect blend of timeless design, everyday comfort, and smart functionality. Ideally located on a quiet street in one of the city's most vibrant and amenity rich communities, this stunning 4 bedroom, 2 storey home features over 2,200 sq ft of beautifully finished living space, ideal for families who want more of everything. Wide plank luxury vinyl flooring, 9-foot ceilings, and an open concept main floor create an inviting and elegant atmosphere the moment you enter. The gourmet kitchen is the heart of the home, featuring quartz countertops, ceiling height cabinetry, stainless steel appliances, a walk-in pantry, and a large island with breakfast bar, perfect for both quiet mornings and lively entertaining. The kitchen flows seamlessly into a generous dining area and out to a professionally landscaped backyard, ideal for outdoor dining, weekend gatherings, or peaceful evenings under the sky. The living room is warm and welcoming, centered around a gas fireplace with a stunning stone surround and custom mantel. A versatile front den offers the flexibility of a home office, kids' playroom, or creative studio. The main floor also includes a stylish powder room and a well designed mudroom with ample storage. Upstairs, a spacious bonus room offers another comfortable place to relax or play. The primary suite is a true sanctuary, complete with a spa inspired ensuite featuring dual sinks, a deep soaker tub, tiled walk-in shower, and a large walk-in closet. Three additional bedrooms, 2 of which have their own walk-in closets, plus an upstairs laundry room and full bathroom round out the upper level. The basement is a blank canvas, ready for your dream development, whether that's a home theatre or fitness space. Meticulously cared for and move in ready, this home is a rare find, offering

premium finishes, room to grow, and the lifestyle you’ve been searching for.