



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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74 Sage Bluff View NW
Calgary, Alberta

MLS # A2224939



\$789,000

| | | | |
|-------------|---------------------------------|------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Mixed, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |
| Inclusions: | None | | |

Welcome to this stunning, fully upgraded home built in 2015, offering both style and functionality across three fully finished levels. With 3 bedrooms upstairs, and 1 bedroom plus a den and washroom in the basement, this home is perfect for families of all sizes. A separate side entrance leads to a fully developed basement, thoughtfully designed with space allocated for a future kitchenette—ideal for guests or extended family. Step inside to a bright and spacious foyer with ‘ceilings and abundant natural light. The open-concept main floor features warm-toned flooring and a welcoming layout that flows seamlessly into a generous living area. The chef-inspired kitchen offers full-height oak cabinets, sleek quartz countertops throughout, stainless steel appliances, a walk-through pantry, and an expansive dining area perfect for hosting. Upstairs, you’ll find a central bonus room with custom built-in shelving—an ideal space for a media room or play area. Two sizeable bedrooms, a full 4-piece bathroom, and a convenient upstairs laundry room are all located nearby. The impressive primary suite includes a large walk-in closet and a luxurious 5-piece ensuite bathroom. Additional highlights include a double attached garage and a location that’s just steps away from bus stops, parks, and a variety of amenities. This home checks all the boxes—schedule your private tour today!