



**421 TEXAS SAGE TRAIL**  
WEATHERFORD, TX 76085



\$621,175



2,686 sqft



4 beds



3 baths

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## DESCRIPTION

Estimated August 2026 completion! Ask us about our Trade In Trade Up program, we can buy your home! Step into the Bluebonnet by Riverside Homebuilders and embrace a lifestyle of comfort and functionality. With 4 bedrooms and 3 bathrooms sprawled over 2,686 square feet, this single-story haven offers ample space for every member of the family. As you enter through the inviting porch, the airy foyer sets the tone for the home's open layout. To the left, a flex room awaits, beckoning to be transformed into your ideal space—whether you envision a home office, gym or hobby room. Continue through the foyer to discover the heart of the home—a luminous dining room bathed in natural light. Beyond lies the main living area, a seamless fusion of the expansive kitchen, cozy family room featuring a fireplace and a charming nook adorned with picturesque windows. On the right wing of the home, privacy awaits with three traditional bedrooms and a breathtaking owner's suite. The owner's retreat boasts a spacious walk-in closet and a spa-like bathroom, offering a sanctuary for relaxation. Convenience is paramount with the laundry situated just off the bedrooms, accompanied by a mud bench near the garage entrance. To embrace the beautiful DFW weather without having to leave your home, step outside to the generous covered patio—where endless possibilities for outdoor enjoyment await. With its thoughtful design and inviting atmosphere, the Bluebonnet embodies the epitome of charming Texas living for all families alike. Located on a homesite over 1 acres, this home includes split secondary bedrooms, an open concept, with a formal dining room. Includes a walkthrough laundry, and an additional study-flex room! SPRAY FOAM ENCAPSULATED!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21244653

**YEAR BUILT:** 2026

**COUNTY:** Parker

**TRACT OR SUBDIVIION:** Eagle Ridge Estates

**LIST DATE:** 04/21/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,686

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 1.08

**LOT SIZE (SQFT):** 47,044

## INTERIOR FEATURES

### FIREPLACE:

- Electric
- FamilyRoom
- GasStarter
- Masonry
- Stone
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Vinyl

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● DoorSingle</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● FiberCement</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● BrickMortar</li><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● None</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● Fireplaces</li><li>● HeatPump</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SepticAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Prewired</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● CommunityMailbox</li></ul>	

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**LISTED BY:** Clinton Shipley 

**PHONE:** 817.731.7595

**BROKERED BY:** NText Realty, LP