\$829,900 - 170 Sage Bluff Close Nw, Calgary

MLS® #A2216908

\$829,900

4 Bedroom, 4.00 Bathroom, 2,362 sqft Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

Welcome to this exceptional 2017 Morrison Built home, perfectly situated on an oversized corner lot in the vibrant and growing community of Sage Hill. Offering over 3,200 sq. ft. of thoughtfully designed and professionally developed living space, this property is a true gem for families seeking comfort, style, and functionality.

Step inside to discover 9' ceilings on the main floor, rich 3/4― solid birch hardwood floors, and a flex room ideal for a formal dining area or cozy sitting space. The open-concept kitchen is a chef's dream, showcasing upgraded ceiling-height cabinetry, gleaming quartz countertops, and a spacious island perfect for entertaining.

The inviting living room features a tile-surround gas fireplace, and the bright, west-facing dining nook offers direct access to a sunny deckâ€"ideal for summer barbecues and family gatherings.

Upstairs, retreat to your luxurious primary suite, complete with a spa-inspired ensuite featuring dual vanities, a soaker tub with tile surround, and a generous walk-in closet. The second and third bedrooms each feature their own walk-in closets, offering ample storage for growing families. A huge bonus room provides the perfect space for a play area, media room,







or home office.

The fully finished lower level includes a fourth bedroom, a full 4-piece bath, and a large recreation roomâ€"perfect for movie nights, home workouts, or guest accommodations.

Enjoy peace of mind with recent exterior upgrades, including a brand-new roof, eavestroughs, fascia, and siding (West and North sides). The west-facing backyard is fully landscaped and ready to enjoy with a pergola, deck, and garden area for outdoor relaxation.

Located in desirable Sage Hill, you'll love the access to parks, open spaces, and all major amenities including shopping and dining.

Don't miss your opportunity to own this upgraded and meticulously maintained home. Book your private showing today!

Built in 2017

Essential Information

MLS® # A2216908 Price \$829,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,362
Acres 0.11
Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 170 Sage Bluff Close Nw

Subdivision Sage Hill City Calgary County Calgary Province Alberta Postal Code T3R 0X7

Amenities

Amenities Park **Parking Spaces** 4

Parking Double Garage Attached, Garage Faces Front

of Garages 2

Interior

Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Interior Features

Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters,

Soaking Tub, Storage, Walk-In Closet(s)

Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, **Appliances**

Microwave, Range Hood, Refrigerator, Washer

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Gas, Insert, Living Room, Tile

Has Basement Yes

Finished, Full Basement

Exterior

Exterior Features BBQ gas line, Garden

Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot Lot Description

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Poured Concrete Foundation

Additional Information

Date Listed May 8th, 2025

Days on Market 57 Zoning R-G

HOA Fees 105

HOA Fees Freq. **ANN**

Listing Details

Listing Office Royal LePage Benchmark

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