

# \$850,000 - 97 Sage Bluff Close Nw, Calgary

MLS® #A2229694

## \$850,000

4 Bedroom, 4.00 Bathroom, 2,452 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Sage Hill - 97 Sage Bluff Close NW: Welcome to this beautifully finished, fully developed 2-storey home in the sought-after community of Sage Hill! Offering over 3,300 sqft of living space, this home features 4 bedrooms (3 up + 1 down), 3.5 bathrooms, and an oversized double attached garage - perfect for growing families or anyone looking for extra space. From the moment you step inside, you're greeted by a sun-filled main floor and a cozy, inviting entryway. The open-concept kitchen is a chef's dream, complete with granite countertops, stainless steel appliances including a gas cooktop, built-in oven, chimney hood fan, and a stylish 2-toned island with seating for four. You'll love the walk-through pantry that makes grocery runs a breeze. Enjoy family meals in the sunny breakfast nook, with direct access to the west-facing backyard - great for evening BBQs! The cozy living room with a stone fireplace and mantle is perfect for unwinding. A private main floor den with French doors, a 2-piece powder room with built-in vanity, and a spacious mudroom with a bench and hooks finish off this level. Upstairs, you'll find a spacious primary suite featuring large west-facing windows (no neighbours behind!), a walk-in closet, and a luxurious 5-piece ensuite with dual sinks, a soaker tub, walk-in shower, and private toilet area. Two good-sized bedrooms, a bright bonus room, a 3-piece main bathroom, and a convenient laundry room with a sink and built-in cabinetry round out the upper floor.



The fully finished basement offers even more space with a large family room, games/rec area, wet bar with cabinetry and display shelving, a 4th bedroom, and another 3-piece bathroom with a walk-in shower - perfect for guests, older kids, or entertaining. Additional features of this home include built-in speakers throughout, a sunny vinyl deck with a gas line for your BBQ, a fully fenced west-facing backyard, and an oversized double garage. Living in Sage Hill means you're close to everything - shopping, restaurants, parks, and easy access to major roads like Shaganappi Trail, 144 Avenue, and Stoney Trail. Don't miss out on this move-in-ready home - reach out today for more information or to book your private showing!

Built in 2017

### **Essential Information**

MLS® #	A2229694
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,452
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	97 Sage Bluff Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 0X7

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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