

# \$849,990 - 38 Sage Bluff View Nw, Calgary

MLS® #A2240660

## \$849,990

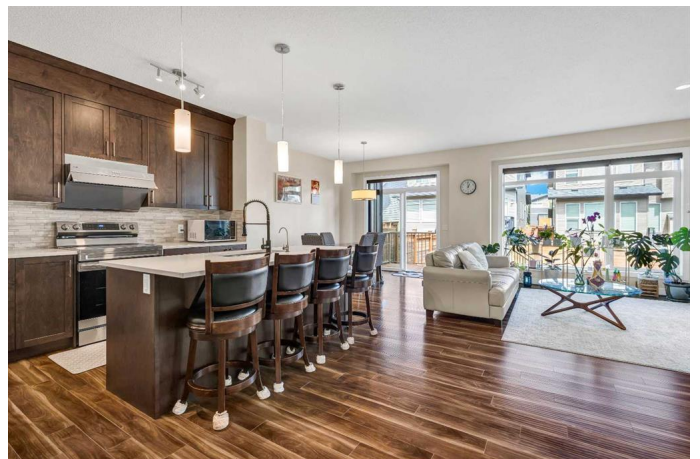
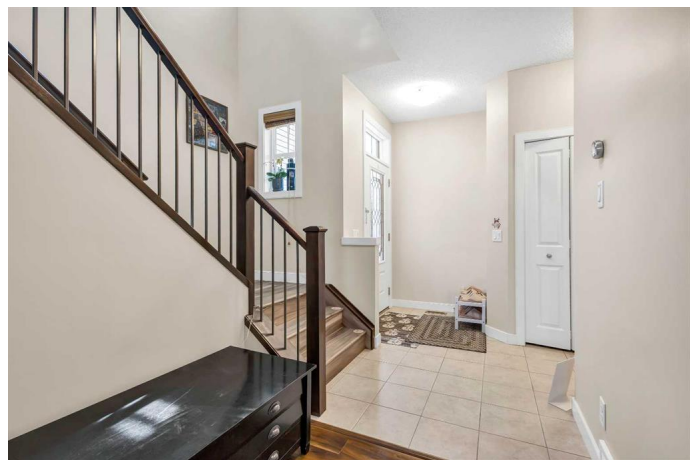
5 Bedroom, 4.00 Bathroom, 2,068 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

### \*\*\*Legal Suite + Brand New

Flooring\*\*\*Welcome to 38 Sage Bluff View NW, a meticulously upgraded and elegantly appointed residence nestled in the prestigious community of Sage Hill. Offering over 2,900 sq ft of beautifully developed living space, this executive home seamlessly blends luxury, comfort, and functionalityâ€”perfect for growing families or savvy investors seeking exceptional income potential. The upper level has been recently refreshed with brand new, premium flooring and showcases four spacious bedrooms, a convenient laundry room, and a bright bonus room ideal for a home office or family retreat. The main floor impresses with soaring 9â€™™ ceilings, expansive windows that flood the space with natural light, and a designer kitchen that will inspire any chefâ€”featuring gleaming granite countertops, rich full-height cabinetry, a high-end stainless steel appliance package, and an oversized island designed for both daily living and upscale entertaining. Step outside to a sun-drenched, south-facing backyard complete with a fully fenced yard and raised deckâ€”perfect for summer gatherings or peaceful evenings outdoors. The newly completed, fully permitted legal basement suite offers a separate entrance, two bedrooms, a modern kitchen, its own laundry, and stylish contemporary finishingsâ€”an ideal space for extended family or a lucrative rental opportunity. Located on a quiet, family-friendly street just minutes from top-tier amenities



including Costco, Walmart, T&T Supermarket, schools, green spaces, and walking trails, this property offers both tranquility and urban convenience. With stunning curb appeal, an attached double garage, and an intelligent floor plan designed for multi-generational living, this is a rare and refined opportunity not to be missed.

Built in 2015

**Essential Information**

MLS® #	A2240660
Price	\$849,990
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,068
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	38 Sage Bluff View Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X4

**Amenities**

Amenities	Dog Park, Other, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	51
Zoning	R-G
HOA Fees	95
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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