

# \$745,000 - 76 Sage Bluff Way Nw, Calgary

MLS® #A2216268

## \$745,000

4 Bedroom, 3.00 Bathroom, 2,245 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Style Meets Functionality the moment you step into this home, it offers the perfect blend of timeless design, everyday comfort, and smart functionality. Ideally located on a quiet street in one of the city's most vibrant and amenity rich communities, this stunning 4 bedroom, 2 storey home features over 2,200 sq ft of beautifully finished living space, ideal for families who want more of everything. Wide plank luxury vinyl flooring, 9-foot ceilings, and an open concept main floor create an inviting and elegant atmosphere the moment you enter. The gourmet kitchen is the heart of the home, featuring quartz countertops, ceiling height cabinetry, stainless steel appliances, a walk-in pantry, and a large island with breakfast bar, perfect for both quiet mornings and lively entertaining. The kitchen flows seamlessly into a generous dining area and out to a professionally landscaped backyard, ideal for outdoor dining, weekend gatherings, or peaceful evenings under the sky. The living room is warm and welcoming, centered around a gas fireplace with a stunning stone surround and custom mantel. A versatile front den offers the flexibility of a home office, kids' playroom, or creative studio. The main floor also includes a stylish powder room and a well designed mudroom with ample storage. Upstairs, a spacious bonus room offers another comfortable place to relax or play. The primary suite is a true sanctuary, complete with a spa inspired ensuite featuring dual sinks, a deep soaker tub, tiled walk-in shower,



and a large walk-in closet. Three additional bedrooms, 2 of which have their own walk-in closets, plus an upstairs laundry room and full bathroom round out the upper level. The basement is a blank canvas, ready for your dream development, whether that's a home theatre or fitness space. Meticulously cared for and move in ready, this home is a rare find, offering premium finishes, room to grow, and the lifestyle you've been searching for.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216268    |
| Price          | \$745,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,245       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 76 Sage Bluff Way Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 1T4              |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                        |
| Heating           | High Efficiency, Forced Air                                                                                                                                |
| Cooling           | None                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas, Mantle, Brick Facing                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 14            |
| Zoning         | R-G           |
| HOA Fees       | 99            |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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