

# \$923,550 - 55 Sage Bluff Green Nw, Calgary

MLS® #A2253413

**\$923,550**

4 Bedroom, 4.00 Bathroom, 2,513 sqft

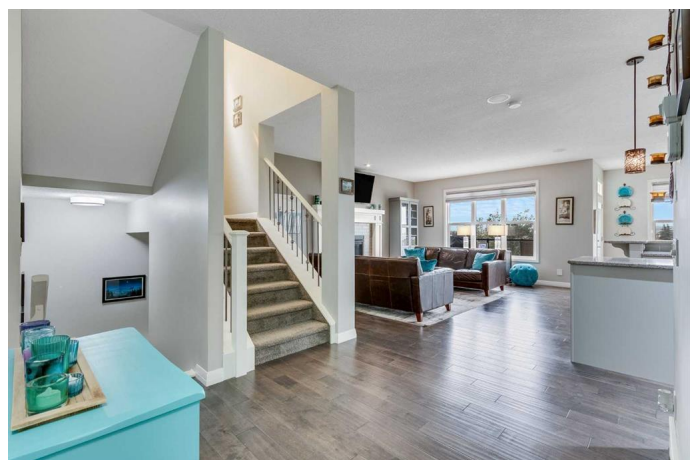
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to 55 Sage Bluff Green NW, a luxurious and beautifully upgraded home that has been lovingly maintained by the original owners. Backing onto a serene green space corridor, this property combines privacy, nature, and elegant living.

Offering over 2,500 sq. ft. of fully finished living space, this residence is designed with both comfort and function in mind. The main level features an open-concept layout with high-end finishes, a spacious kitchen, and seamless flow into the dining and living areas – perfect for entertaining or family living. Upstairs, you’ll find a fabulous central bonus room that separates the primary suite from the secondary bedrooms. The primary retreat features a spa-like ensuite with a soaker tub, walk-in shower, dual sinks, and not one but two walk-in closets. At the front of the home, you’ll also appreciate a proper laundry room with extra shelving, a full bathroom, and two generously sized bedrooms. The fully finished lower level offers a fantastic space for recreation, a home theater, guest bedroom, full bathroom, and additional storage.

Outdoors, the attention to detail continues with two tiered deck and stunning landscaping (with sprinkler system) and direct access to an abundance of nearby walking trails, making it easy to enjoy the natural surroundings right from your backyard. With a front-attached garage, thoughtful upgrades throughout, and a location that balances tranquility with convenience, this home truly stands out.



Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253413    |
| Price          | \$923,550   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,513       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Sage Bluff Green Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0X8                |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other, Park, Picnic Area, Playground |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached, Oversized    |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)                                 |
| Appliances        | Bar Fridge, Built-In Gas Range, Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                              |
| Cooling           | None                                                                                                                                                               |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Composite Siding, Wood Frame                                                                                      |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 58                  |
| Zoning         | R-G                 |
| HOA Fees       | 98                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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