

# \$800,000 - 97 Sage Bluff Close Nw, Calgary

MLS® #A2248450

**\$800,000**

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® #         | A2248450    |
| Price          | \$800,000   |
| 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, Landscaped, No Neighbours Behind, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

### Listing Details

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

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