\$829,900 - 170 Sage Bluff Close Nw, Calgary

MLS® #A2216908

\$829,900

4 Bedroom, 4.00 Bathroom, 2,362 sqft Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

Welcome to this exceptional 2017 Morrison Built home, perfectly situated on an oversized corner lot in the vibrant and growing community of Sage Hill. Offering over 3,200 sq. ft. of thoughtfully designed and professionally developed living space, this property is a true gem for families seeking comfort, style, and functionality.

Step inside to discover 9â€[™] ceilings on the main floor, rich 3/4― solid birch hardwood floors, and a flex room ideal for a formal dining area or cozy sitting space. The open-concept kitchen is a chefâ€[™]s dream, showcasing upgraded ceiling-height cabinetry, gleaming quartz countertops, and a spacious island perfect for entertaining.

The inviting living room features a tile-surround gas fireplace, and the bright, west-facing dining nook offers direct access to a sunny deck—ideal for summer barbecues and family gatherings.

Upstairs, retreat to your luxurious primary suite, complete with a spa-inspired ensuite featuring dual vanities, a soaker tub with tile surround, and a generous walk-in closet. The second and third bedrooms each feature their own walk-in closets, offering ample storage for growing families. A huge bonus room provides the perfect space for a play area, media room,







or home office.

The fully finished lower level includes a fourth bedroom, a full 4-piece bath, and a large recreation roomâ€"perfect for movie nights, home workouts, or guest accommodations.

Enjoy peace of mind with recent exterior upgrades, including a brand-new roof, eavestroughs, fascia, and siding (West and North sides). The west-facing backyard is fully landscaped and ready to enjoy with a pergola, deck, and garden area for outdoor relaxation.

Located in desirable Sage Hill, you'II love the access to parks, open spaces, and all major amenities including shopping and dining.

Don't miss your opportunity to own this upgraded and meticulously maintained home. Book your private showing today!

Built in 2017

Essential Information

MLS® #	A2216908
Price	\$829,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,362
Acres	0.11
Year Built	2017
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 170 Sage Bluff Close Nw

Subdivision City County Province Postal Code	Sage Hill Calgary Calgary Alberta T3R 0X7
Amenities	
Amenities Parking Spaces Parking # of Garages	Park 4 Double Garage Attached, Garage Faces Front 2
Interior	
Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features Lot Description Roof Construction Foundation	BBQ gas line, Garden Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot Asphalt Shingle Stone, Vinyl Siding, Wood Frame Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	58
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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