

# \$725,000 - 228 Sage Bluff Drive Nw, Calgary

MLS® #A2243668

## \$725,000

5 Bedroom, 4.00 Bathroom, 2,150 sqft  
Residential on 0.08 Acres

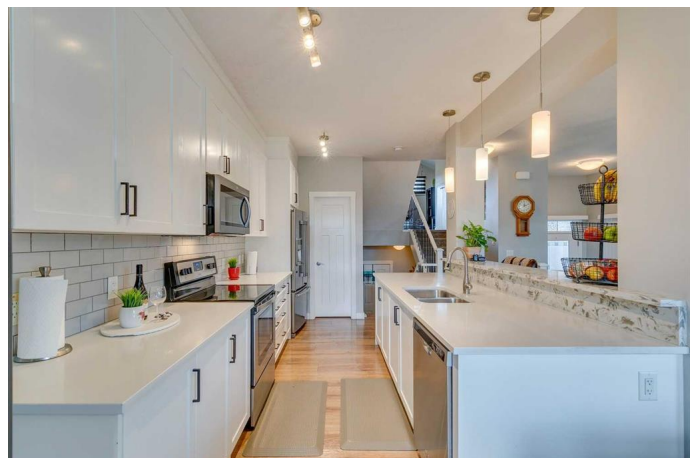
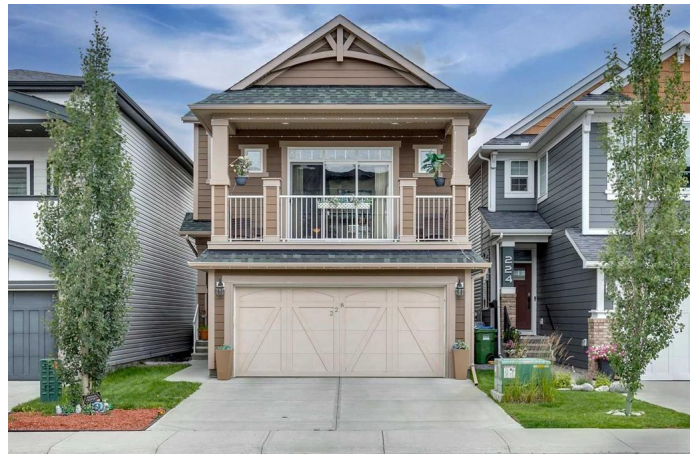
Sage Hill, Calgary, Alberta

Absolutely incredible value in this spacious 5 bedroom family home with a fully developed basement. Located just steps away from a tot lot with a quiet and private rear yard. in the sought after community of Sage Hill. Well designed to include such features as, 3 large bedrooms on the upper level as well as a spacious laundry room, beautiful bonus room with soaring ceilings and impressive extra storage, with a spectacular covered deck to the front of the home. Basement finished with permits and includes 2 bedrooms, an extra living space and a home office - den. Built by Brookfield Lovely curb appeal with hardiboard siding in front and recent quality shingle replacement

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243668    |
| Price          | \$725,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,150       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |               |
|--------|---------------|
| Style  | 4 Level Split |
| Status | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 228 Sage Bluff Drive Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0Y9                 |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | None                                                                       |
| Parking Spaces | 4                                                                          |
| Parking        | Double Garage Attached, Garage Door Opener, Concrete Driveway, Front Drive |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                              |
| Cooling           | None                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Family Room, Gas, Mantle                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                       |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Zero Lot Line         |
| Roof              | Asphalt Shingle       |
| Construction      | Mixed                 |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 77              |
| Zoning         | R-G             |
| HOA Fees       | 100             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office           MaxWell Capital Realty

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