

\$799,900 - 60 Sage Bluff Heights Nw, Calgary

MLS® #A2245847

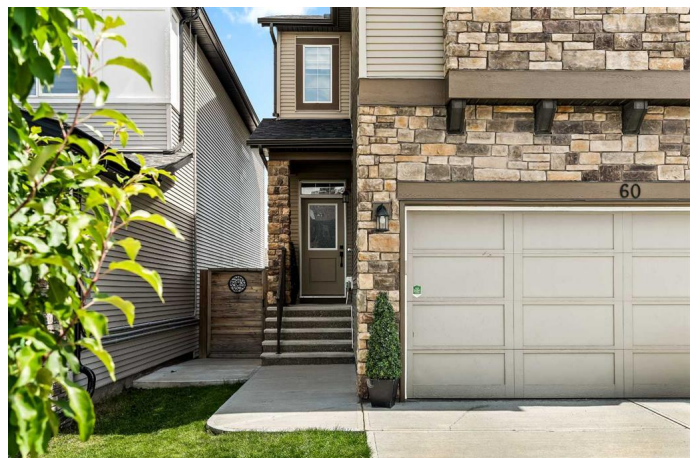
\$799,900

4 Bedroom, 4.00 Bathroom, 2,045 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

This stunning and fully developed home offers nearly 3,000 square feet of developed space with a walkout basement in the desirable community of Sage Hill. Featuring 3 living areas, 4 bedrooms, 3.5 bathrooms and a bright and sunny walkout basement offering a separate private entrance, this move-in ready home has it all! The timelessly finished main level has warm hardwood flooring that flows throughout the main living space. The central kitchen is finished with white cabinets, subway tile backsplash and a suite of stainless steel appliances including a chimney hood and built-in microwave, ensuring a seamless design that will stand the test of time. A large walk-through pantry off of the mudroom and attached garage add to everyday convenience while providing ample storage space for the chef. The open concept design has the kitchen overlooking both the living and dining room, making this the perfect space to host family and guests. The expansive living area has a central fireplace and flows into the large dining area with plenty of space for a large dining set. A wall of windows and patio doors on the back of the home allow for natural light to pour through the main living space all day long. The main level balcony overlooks the backyard and has direct access from the dining area, making it easy to host, BBQ, or watch over children in the backyard. The upper level of the home features a central bonus room spanning 13'x19' that has been intentionally designed to



separate the primary suite from secondary bedrooms for optimal privacy. Double doors lead to the expansive primary bedroom that spans ~15'x13', with a wall of windows that overlook the backyard while providing the perfect amount of natural light. Completing the primary suite is a bright 5 pc ensuite with dual sinks, a soaker tub, fully tiled walk-in shower, a private water closet and access to the 10' wide walk-in closet. The front of the home is where you'll find the second and third bedrooms, both spanning 18' deep with space for virtually any bedroom furniture! A full bathroom and laundry room with storage shelving complete the upper level. The professionally developed walkout basement has a sprawling recreation room that spans over 22' deep with ample space for a TV room + games area. Completing the basement is a large bedroom, full bathroom and endless storage space. The basement has direct access to the backyard where you'll find a concrete patio spanning the width of the home and offering a covered area and open outdoor living space. This beautifully upgraded home is complete with central air-conditioning, ensuring comfortable living year round. With parks and playgrounds within walking distance and countless amenities nearby, this is the ideal family with space to grow and is fully move-in ready.

Built in 2018

Essential Information

MLS® #	A2245847
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.08

Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	60 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.