

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.