

# \$799,999 - 34 Sage Bluff Heights Nw, Calgary

MLS® #A2265328

**\$799,999**

4 Bedroom, 4.00 Bathroom, 2,219 sqft  
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

OVER 3100 SQFT LIVING SPACE |  
WALKOUT BASEMENT WITH KITCHEN &  
LAUNDRY ROUGH-INS | VAULTED  
CEILINGS | WEST-FACING LOT | CITY  
APPRAISAL VALUE \$845K | CENTRAL A/C |  
MAIN FLOOR OFFICE | STEPS TO PARK &  
POND

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home tucked away on a quiet street in the heart of Sage Hill. Offering over 3100 sq. ft. of total living space, this property combines smart functionality with modern upgrades and elegant finishes—perfect for families seeking comfort and convenience.

## Main Floor

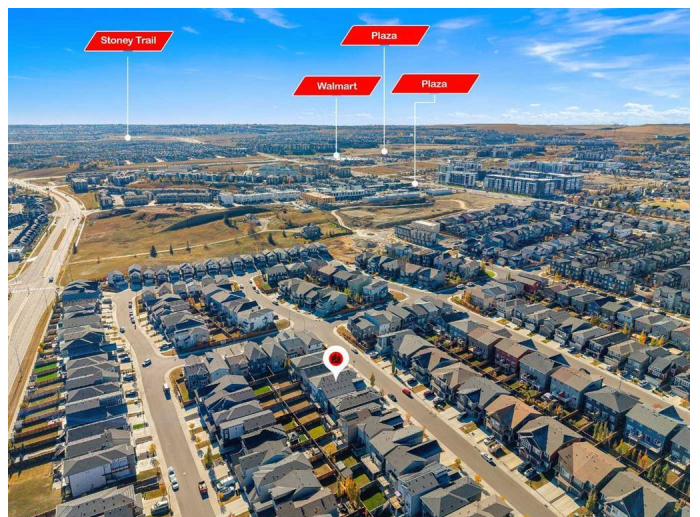
Bright open-concept layout with 9-ft ceilings and upgraded laminate flooring.

Spacious living room with a cozy fireplace and large windows bringing in natural light.

Chef's kitchen with a long granite island, sleek white cabinetry, stainless steel appliances, and upgraded backsplash.

Main floor office near the entrance, ideal for remote work or study.

Convenient 2-pc powder room.



Upper Level

3 generous bedrooms plus a large bonus room with vaulted ceiling.

Convenient upstairs laundry room.

The primary suite offers a vaulted ceiling, spa-like 5-piece ensuite, and a large walk-in closet.

Walkout Basement (Builder Finished)

Oversized recreation room, perfect for family gatherings or movie nights.

Additional bedroom and 4-pc bath, great for guests or multi-generational living. Kitchen sink and washer/dryer rough-ins.

Additional Features

Centralized A/C for year-round comfort.

Modern lighting, LED pot lights, and knock-down ceilings.

West-facing backyard, just steps from scenic parks and a tranquil pond.

This move-in-ready home offers the perfect balance of space, style, and investment potential in one of NW Calgary’s most desirable communities.

Built in 2018

Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2265328  |
| Price     | \$799,999 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,219       |
| Acres          | 0.08        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 34 Sage Bluff Heights Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R0X5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                                                                 |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full, Exterior Entry, Walk-Out                                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 100                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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