

\$595,000 - 55 Sage Bluff Heights Nw, Calgary

MLS® #A2257822

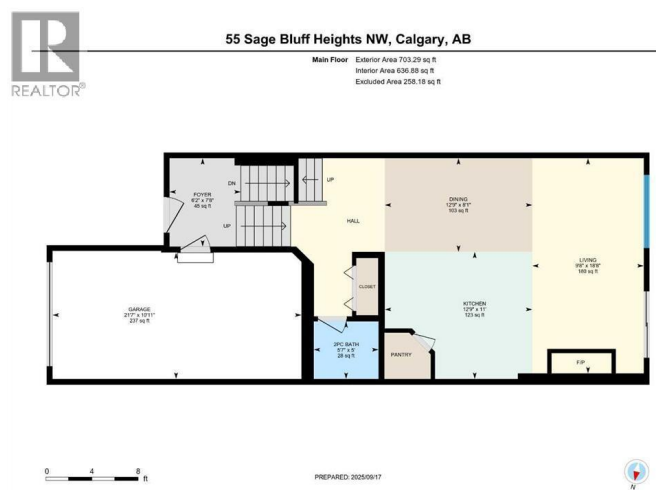
\$595,000

3 Bedroom, 3.00 Bathroom, 1,689 sqft

Single Family on 0.06 Acres

Sage Hill, Calgary, Alberta

Welcome to 55 Sage Bluff Heights NW â€” a beautifully designed semi-detached home tucked away on a quiet street in the sought-after community of Sage Hill. Step inside from your front-attached garage to a bright and inviting open-concept main floor, ideal for both everyday living and entertaining. A formal dining area flows into the spacious kitchen, complete with a large central island, plenty of cabinetry and counter space, and a handy pantry. The cozy living room with a fireplace opens to your private backyard oasis, featuring an elevated deck off the back door and a lower brick patio with gazebo â€” the perfect spot for summer evenings. Just a few steps up, the primary retreat enjoys separation from the rest of the home, offering soaring ceilings, big bright windows, a large walk-in closet, and a 4-piece ensuite. The upper level is designed with family in mind, boasting a central bonus room, convenient laundry with extra crawl space storage, two additional bedrooms, and another full 4-piece bath. The lower level offers an excellent layout for future development, already equipped with a bathroom rough-in and large egress window. Additional highlights include central A/C, all exterior hail repairs completed, central vac with attachments, and a new patio and gazebo. Located in the family-friendly community of Sage Hill, this home combines comfort, functionality, and style. Donâ€™t miss your chance to see it â€” book your showing today! (id:6289)



Built in 2017

Essential Information

Listing #	A2257822
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,689
Acres	0.06
Year Built	2017
Type	Single Family
Sub-Type	Freehold
Style	5 Level

Community Information

Address	55 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R1T3

Amenities

Amenities	Park, Playground, Shopping, Other
Features	See remarks, Other, PVC window, Closet Organizers, Level, Gazebo
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Central heating, Other, Forced air
Cooling	Central air conditioning, Fully air conditioned
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Concrete, Vinyl siding
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Exterior Features	Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office 2% Realty



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