$745,000 - 76 Sage Bluff Way Nw, Calgary

MLS® #A2216268

$745,000

4 Bedroom, 3.00 Bathroom, 2,245 sqft
Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Style Meets Functionality the moment you step into this home, it offers the perfect blend of timeless design, everyday comfort, and smart functionality. Ideally located on a quiet street in one of the city's most vibrant and amenity rich communities, this stunning 4 bedroom, 2 storey home features over 2,200 sq ft of beautifully finished living space, ideal for families who want more of everything. Wide plank luxury vinyl flooring, 9-foot ceilings, and an open concept main floor create an inviting and elegant atmosphere the moment you enter. The gourmet kitchen is the heart of the home, featuring quartz countertops, ceiling height cabinetry, stainless steel appliances, a walk-in pantry, and a large island with breakfast bar, perfect for both quiet mornings and lively entertaining. The kitchen flows seamlessly into a generous dining area and out to a professionally landscaped backyard, ideal for outdoor dining, weekend gatherings, or peaceful evenings under the sky. The living room is warm and welcoming, centered around a gas fireplace with a stunning stone surround and custom mantel. A versatile front den offers the flexibility of a home office, kids' playroom, or creative studio. The main floor also includes a stylish powder room and a well designed mudroom with ample storage. Upstairs, a spacious bonus room offers another comfortable place to relax or play. The primary suite is a true sanctuary, complete with a spa inspired ensuite featuring dual sinks, a deep soaker tub, tiled walk-in shower,

and a large walk-in closet. Three additional bedrooms, 2 of which have their own walk-in closets, plus an upstairs laundry room and full bathroom round out the upper level. The basement is a blank canvas, ready for your dream development, whether thatâ€™s a home theatre, fitness space, or income suite potential.Meticulously cared for and move in ready, this home is a rare find, offering premium finishes, room to grow, and the lifestyle youâ€™ve been searching for.

Built in 2018

Essential Information

MLS® #	A2216268
Price	$745,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,245
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	76 Sage Bluff Way Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T4

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Brick Facing
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Zoning	R-G
HOA Fees	99
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty