

# \$739,800 - 72 Sage Bluff Way Nw, Calgary

MLS® #A2238240

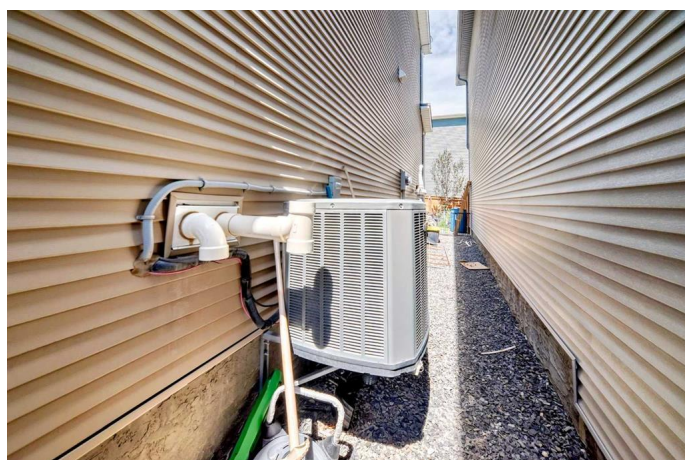
**\$739,800**

3 Bedroom, 3.00 Bathroom, 2,046 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Welcome to this extensively upgraded Morrison-built two-storey home in the sought-after community of Symons Gate. With over 2,000 square feet of thoughtfully designed living space, this property offers both comfort and sophistication. The main floor features an open-concept layout with 9-foot ceilings, quartz countertops, upgraded stainless steel appliances including a chimney hood fan, and a spacious center island perfect for entertaining. The upper level includes a generous bonus room, laundry area, two secondary bedrooms, a full 4-piece bathroom, and a primary suite with a luxurious 5-piece ensuite and walk-in closet. Numerous recent upgrades enhance the home's value and functionality, including a 4.455 kW solar panel system (2023) that significantly offsets electricity usage, a radon mitigation system for enhanced air quality, and a newly installed Class 4 hail-resistant roof (June 2025). The exterior siding is scheduled to be fully replaced with new material within the next three weeks, offering added curb appeal and peace of mind. The basement development has been started with City-approved electrical and plumbing permits, providing potential for a future suite or additional living space. Additional features include central air conditioning, central vacuum, Aprilaire air filtration system, and smart home upgrades such as smart light switches, thermostat, and door and window sensors. This home is ideally located just one minute away from the community playground,



where a variety of family-friendly activities and seasonal events, such as outdoor movie nights for kids, are regularly hosted. Close to shopping, restaurants, medical clinics, schools, and with quick access to both Stoney Trail and Deerfoot Trail, this move-in-ready home offers exceptional value in a vibrant, family-oriented neighbourhood.

Built in 2017

### **Essential Information**

MLS® #	A2238240
Price	\$739,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,046
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	72 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, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partially Finished, See Remarks, Unfinished

## Exterior

Exterior Features	BBQ gas line, Outdoor Grill, Playground
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	90
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Everest Realty and Property Management Corp.
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