

55 Sage Bluff Heights NW Calgary, Alberta

MLS # A2257822



\$599,000

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| Division: | Sage Hill | | |
| Type: | Residential/Duplex | | |
| Style: | 5 Level Split, Attached-Side by Side | | |
| Size: | 1,689 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Gazebo, Lawn, Level, Rectangular Lot | | |

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| Heating: | Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Gazebo and Patio set in back yard, Blind in Primary Bedroom included as-is | | |

Welcome to 55 Sage Bluff Heights NW – 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 – 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. Don’t miss your chance to see it – book your showing today!