

55 Sage Bluff Heights NW Calgary, Alberta

MLS # A2279155



\$595,000

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	5 Level Split, Attached-Side by Side		
Size:	1,689 sq.ft.	Age:	2017 (9 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		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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 thoughtfully designed semi-detached home quietly nestled on a desirable street in the heart of Sage Hill. Enter directly from the front-attached garage into a bright, open-concept main floor that's perfectly suited for both daily living and entertaining. A defined dining area leads seamlessly into the spacious kitchen, featuring a large central island, ample cabinetry and counter space, and a convenient pantry. The inviting living room is anchored by a cozy fireplace and opens onto a private backyard retreat, complete with an elevated deck and a lower brick patio with gazebo—an ideal setting for relaxing summer evenings. Just a few steps up, the primary bedroom is set apart for added privacy and showcases soaring ceilings, oversized windows, a generous walk-in closet, and a 4-piece ensuite. The upper level continues to impress with a central bonus room, convenient laundry with additional crawl space storage, two well-sized bedrooms, and another full 4-piece bathroom. The lower level offers excellent potential for future development, already equipped with a bathroom rough-in and a large egress window. Additional features include central air conditioning, completed exterior hail repairs, central vacuum with attachments, and a new patio and gazebo. Located in the family-friendly community of Sage Hill, this home delivers a perfect blend of comfort, functionality, and style. Book your showing today and see it for yourself.