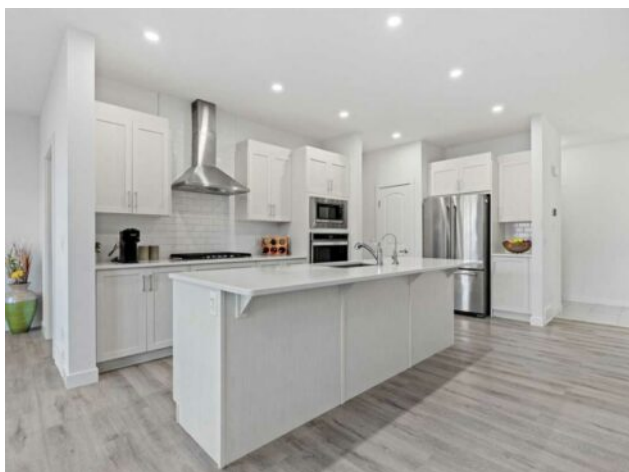


**178 Sage Bluff Drive NW
Calgary, Alberta**

MLS # A2284057

\$789,900



Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: 3 TV Brackets, Door Bell Camera

**** Open House: Feb Sat 7th & Sun 8th 1:00-4:00 pm.**** Welcome to this elegant and modern fully finished walkout basement home in the heart of Sage Hill. A spacious and welcoming foyer sets the tone the moment you step inside, with clear sightlines guiding you through to the bright, open-concept main living area at the rear of the home. Expansive windows line, filling the space with natural light throughout the day. The main floor features 9-foot ceilings, pot lights throughout, and a dedicated den/office, ideal for remote work or a quiet study. At the heart of the home is a chef-inspired kitchen that blends style and practicality, showcasing a large central island for gathering, a chimney-style hood fan, built-in wall oven and microwave, and a gas cooktop. The adjacent nook opens onto a deck with a gas BBQ line, extending your living space outdoors. Completing the main level are a convenient half bath and a functional mudroom with added storage shelving, connecting directly to the double attached garage with overhead storage. Upstairs, upgraded metal railings lead to a thoughtfully designed second floor featuring three bedrooms, a spacious bonus room, and a well-appointed main bathroom. The luxurious primary suite is a private retreat, offering a spa-like ensuite with a separate soaker tub, stand alone shower, dual vanities, and a generous walk-in closet with direct access to the separate laundry room, complete with a sink and extra shelving for storage. The professionally finished walkout basement adds outstanding flexibility, featuring a bedroom, full bathroom, office, recreation/exercise room, and ample storage, with direct access to a concrete patio beneath the deck. Additional upgrades include Triple panes window, central air conditioning, a water softener, water filtration system, and a outside hot water tap. Major recent upgrades include a new roof(2025), new

siding(one side, 2025), and a new garage door (2025). Ideally located close to playgrounds, this beautifully upgraded home combines modern elegance, thoughtful design, and exceptional functionality—making it a standout opportunity in one of NW Calgary’s most desirable communities. Check out the virtual!