

# \$829,900 - 170 Sage Bluff Close Nw, Calgary

MLS® #A2216908

**\$829,900**

4 Bedroom, 4.00 Bathroom, 2,362 sqft

Residential on 0.11 Acres

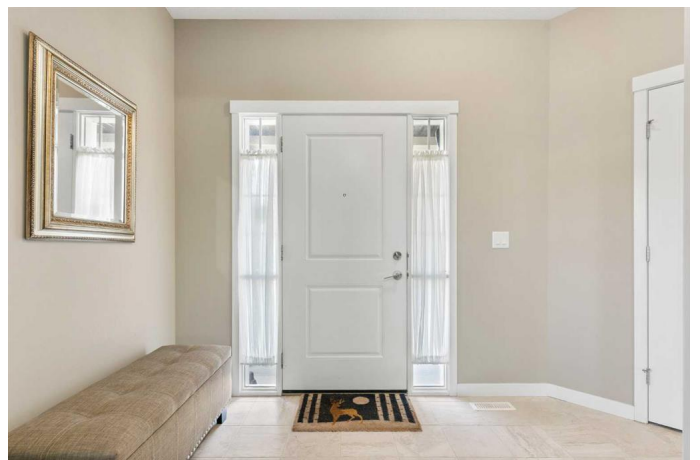
Sage Hill, Calgary, Alberta

Welcome to this exceptional 2017 Morrison Built home, perfectly situated on an oversized corner lot in the vibrant and growing community of Sage Hill. Offering over 3,200 sq. ft. of thoughtfully designed and professionally developed living space, this property is a true gem for families seeking comfort, style, and functionality.

Step inside to discover 9'™ ceilings on the main floor, rich 3/4" solid birch hardwood floors, and a flex room ideal for a formal dining area or cozy sitting space. The open-concept kitchen is a chef's dream, showcasing upgraded ceiling-height cabinetry, gleaming quartz countertops, and a spacious island perfect for entertaining.

The inviting living room features a tile-surround gas fireplace, and the bright, west-facing dining nook offers direct access to a sunny deck—ideal for summer barbecues and family gatherings.

Upstairs, retreat to your luxurious primary suite, complete with a spa-inspired ensuite featuring dual vanities, a soaker tub with tile surround, and a generous walk-in closet. The second and third bedrooms each feature their own walk-in closets, offering ample storage for growing families. A huge bonus room provides the perfect space for a play area, media room,



or home office.

The fully finished lower level includes a fourth bedroom, a full 4-piece bath, and a large recreation room—perfect for movie nights, home workouts, or guest accommodations.

Enjoy peace of mind with recent exterior upgrades, including a brand-new roof, eavestroughs, fascia, and siding (West and North sides). The west-facing backyard is fully landscaped and ready to enjoy with a pergola, deck, and garden area for outdoor relaxation.

Located in desirable Sage Hill, you’ll love the access to parks, open spaces, and all major amenities including shopping and dining.

Don’t miss your opportunity to own this upgraded and meticulously maintained home. Book your private showing today!

Built in 2017

**Essential Information**

MLS® #	A2216908
Price	\$829,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,362
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	170 Sage Bluff Close Nw
---------	-------------------------

Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X7

### **Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	87
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                  Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.