\$599,000 - 261 Sage Bluff Drive Nw, Calgary

MLS® #A2197713

\$599,000

3 Bedroom, 3.00 Bathroom, 1,632 sqft Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Welcome to your dream home! This exquisite 3-story property combines exceptional craftsmanship with modern amenities, delivering the perfect balance of comfort and style.

Step inside and feel welcomed by the spacious bright foyer bathed in natural light. Head upstairs to find an open floor plan that seamlessly connects the family room, dining area, and kitchenâ€"ideal for hosting gatherings or enjoying quality time with loved ones. Soaring 9-foot ceilings and triple-pane windows fill the home with natural light, creating an inviting and airy ambiance. The thoughtfully designed kitchen is a chef's delight, featuring soft-close cabinets, pull-out slides, an upgraded pantry, a gas stove with WiFi controls and even a separate coffee bar that doubles as a desk. Just off the main living area, a private balcony with a gas line awaitsâ€"perfect for relaxing mornings or cozy evenings outdoors.

Upstairs, you'II discover three generously sized bedrooms, including a luxurious master suite. The master boasts vaulted ceilings, a spacious walk-in closet, and a spa-like 5-piece ensuite bathroom. The upper level also includes a convenient stacked laundry area and Bali cordless blackout blinds for ultimate privacy and comfort.

The exterior is equally impressive, offering a low-maintenance fenced yard for effortless outdoor enjoyment. Energy-efficient LED lighting enhances both the outdoor space and







the home's overall appeal.

The insulated three-car garage provides flexibility with space for two vehicles and an additional workshop area. This workshop area could also be framed in and utilized as home office or other. A utility room with a sink just off the garage adds extra convenience for day-to-day living.

Nestled near scenic walking trails and close to essential amenities, this home is the perfect blend of upgraded finishes, family-friendly design, and modern luxury. Schedule your viewing today and make this stunning property yours!

Built in 2018

Essential Information

MLS® # A2197713 Price \$599,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,632 Acres 0.04

Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

Community Information

Address 261 Sage Bluff Drive Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Y9

Amenities

Amenities Playground

Parking Spaces

Parking Alley Access, Double Garage Attached, Garage Faces Rear, Insulated,

Tandem, Triple Garage Attached, Workshop in Garage, Side By Side

of Garages 3

Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan,

Pantry, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator,

Window Coverings, Washer/Dryer Stacked

Heating Forced Air

Cooling None Basement None

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Front Yard, Private

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025

Days on Market 36
Zoning DC

HOA Fees 95

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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