\$850,000 - 152 Sage Bluff Manor Nw, Calgary

MLS® #A2209840

\$850,000

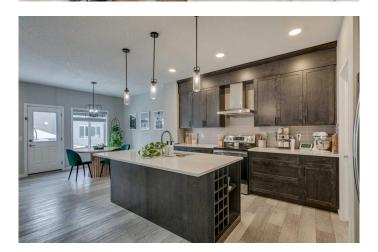
5 Bedroom, 4.00 Bathroom, 2,258 sqft Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning 2-storey home, built in 2020 and perfectly situated on a guiet street in a newer, amenity-rich neighbourhood. Designed with high-end finishes and thoughtful details throughout, this residence offers refined living for the discerning buyer. The main floor boasts a large front entrance, 9' ceilings, and a spacious open-concept layout. The gourmet kitchen is a showstopper with quartz countertops, ceiling-height cabinetry, stainless steel appliances, a built-in wine rack, a walk-through pantry leading to the garage, and an island with a breakfast bar - ideal for entertaining. The dining area opens to a large raised deck finished with low-maintenance composite decking and a fully fenced backyard. The living room features a gas fireplace with elegant marble stone, while a dedicated office with double doors provides a quiet workspace. A convenient half bathroom completes the main floor. Upstairs, you will find a generous bonus room with a large ceiling fan, a tiled laundry room with built-in shelving, and a luxurious main bathroom with quartz counters, dual sinks, marble tile flooring, and a tub/shower combo. Two secondary bedrooms each offer walk-in closets, while the spacious primary suite includes an expansive walk-in closet with built-in shelving and a spa-inspired ensuite featuring a soaker tub, tiled shower with bench seating, quartz-topped vanity with dual sinks, and marble tile floors. The fully finished basement is a legal suite with a separate







entrance and laundry, two bedrooms, a stylish bathroom with quartz counters and a tub/shower combo, a modern kitchen with stainless steel appliances and quartz countertops, and a cozy living area - ideal for extended family or rental income. Additional highlights include custom blinds throughout, an oversized double attached garage with shelving, new shingles in 2025, a new air conditioner in 2024, new paint in the basement in December 2024, and dual furnaces and dual oversized hot water tanks for efficient comfort. This is a rare opportunity to own a meticulously maintained, feature-rich home in a premium location.

Built in 2020

Essential Information

MLS® # A2209840 Price \$850,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,258 Acres 0.08

Year Built 2020

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 152 Sage Bluff Manor Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1W1

Amenities

Amenities Other

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front, Off Street

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers,

Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2025

Days on Market 3

Zoning R-G

HOA Fees 100

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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