

# \$649,000 - 68 Sage Bluff Road Nw, Calgary

MLS® #A2226145

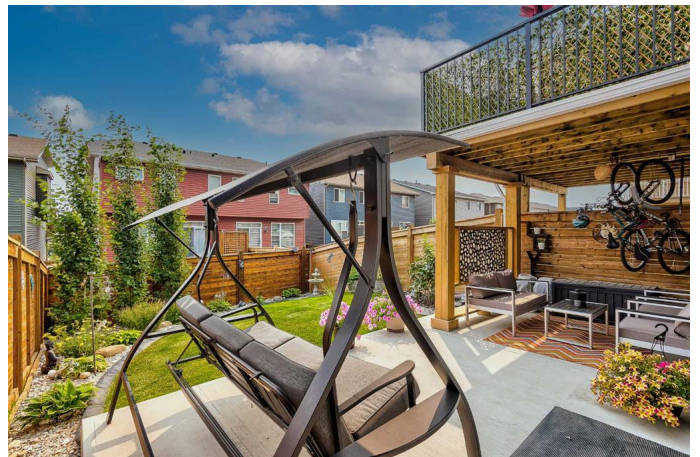
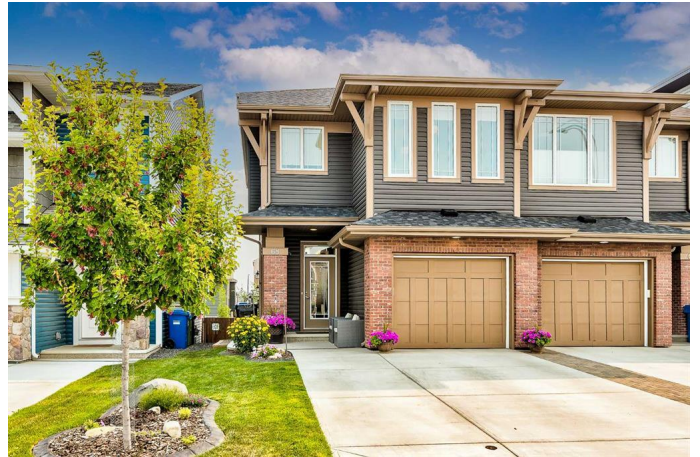
**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,819 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Welcome to 68 Sage Bluff Road NW, a beautifully designed 4-bedroom, 3.5-bath Brookfield-built home offering thoughtful separation of space, style, and functionality. The second level features a private master retreat with a walk-in closet and luxurious ensuite bath. On the upper level, you'll find two additional bedrooms, a full bath, and a bonus room—perfect for kids or guests. The light-filled main floor boasts an open-concept layout with a spacious living room, kitchen, dining area, and a half bath—ideal for both entertaining and daily living. Curb appeal shines with a poured concrete driveway, attached garage, and a charming covered front porch. Comfort and convenience continue with central air conditioning, forced-air natural gas heating, and a fully fenced, landscaped backyard featuring a stylish concrete patio and large walk-out deck—perfect for summer gatherings. The fully finished basement includes a 1-bedroom, 1-bath with a separate walkout entrance—an ideal private space for extended family. All appliances are included (fridge, stove, dishwasher, microwave, washer, dryer), and you're just minutes from parks, schools, shopping, major roadways, YYC Airport, and CrossIron Mills, and surrounded by walking paths and natural green spaces, this home offers both convenience and a peaceful lifestyle. Virtual tour available—Don't miss this incredible opportunity!



Built in 2017

## Essential Information

MLS® #	A2226145
Price	\$649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,819
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	68 Sage Bluff Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T1

## Amenities

Amenities	None
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	96
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.