

# \$789,999 - 34 Sage Bluff Heights Nw, Calgary

MLS® #A2268311

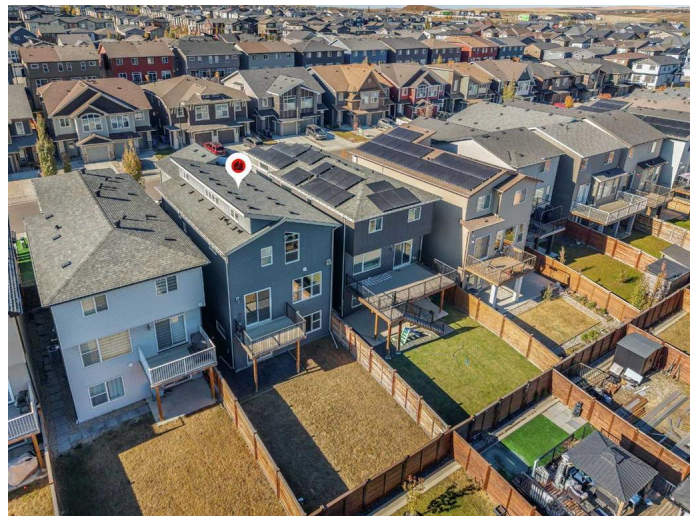
**\$789,999**

4 Bedroom, 4.00 Bathroom, 2,219 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

OVER 3100 SQFT LIVING SPACE | WALKOUT BASEMENT WITH KITCHEN & LAUNDRY ROUGH-INS | VAULTED CEILINGS | WEST-FACING LOT | CITY APPRAISAL VALUE \$845K | CENTRAL A/C | MAIN FLOOR OFFICE | STEPS TO PARK & POND Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home tucked away on a quiet street in the heart of Sage Hill. Offering over 3100 sq. ft. of total living space, this property combines smart functionality with modern upgrades and elegant finishes—perfect for families seeking comfort and convenience. Main Floor Bright open-concept layout with 9-ft ceilings and upgraded laminate flooring. Spacious living room with a cozy fireplace and large windows bringing in natural light. Chef™'s kitchen with a long granite island, sleek white cabinetry, stainless steel appliances, and upgraded backsplash. Main floor office near the entrance, ideal for remote work or study. Convenient 2-pc powder room. Upper Level 3 generous bedrooms plus a large bonus room with vaulted ceiling. Convenient upstairs laundry room. The primary suite offers a vaulted ceiling, spa-like 5-piece ensuite, and a large walk-in closet. Walkout Basement (Builder Finished) Oversized recreation room, perfect for family gatherings or movie nights. Additional bedroom and 4-pc bath, great for guests or multi-generational living. Kitchen sink and washer/dryer rough-ins. Additional Features Centralized A/C for year-round



comfort. Modern lighting, LED pot lights, and knock-down ceilings. West-facing backyard, just steps from scenic parks and a tranquil pond. This move-in-ready home offers the perfect balance of space, style, and investment potential in one of NW Calgary’s most desirable communities. Disclosure: Some of the pictures in the listing has been virtually staged.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268311    |
| Price          | \$789,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,219       |
| Acres          | 0.08        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 34 Sage Bluff Heights Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R0X5                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## Exterior

Exterior Features Balcony, Playground

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed November 1st, 2025

Days on Market 5

Zoning R-G

HOA Fees 89

HOA Fees Freq. ANN

## Listing Details

Listing Office Executive Real Estate Services

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