

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

MLS® #A2226145

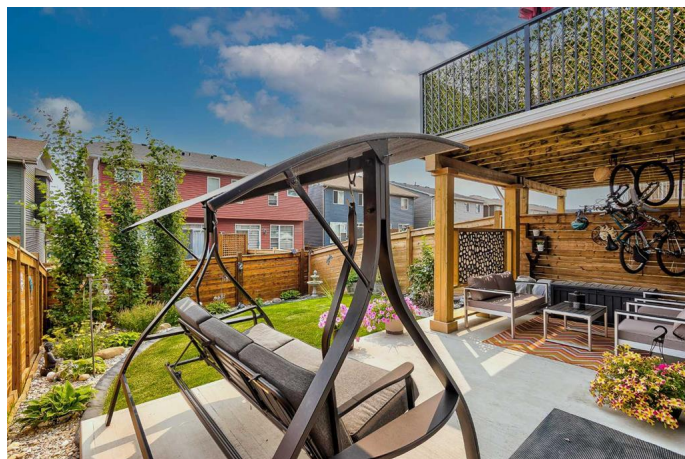
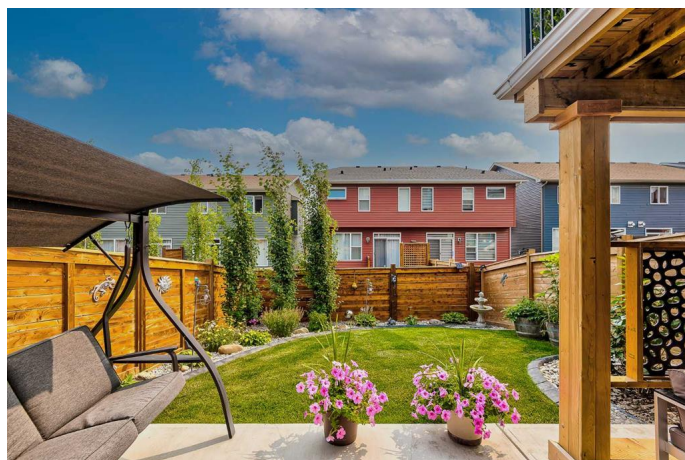
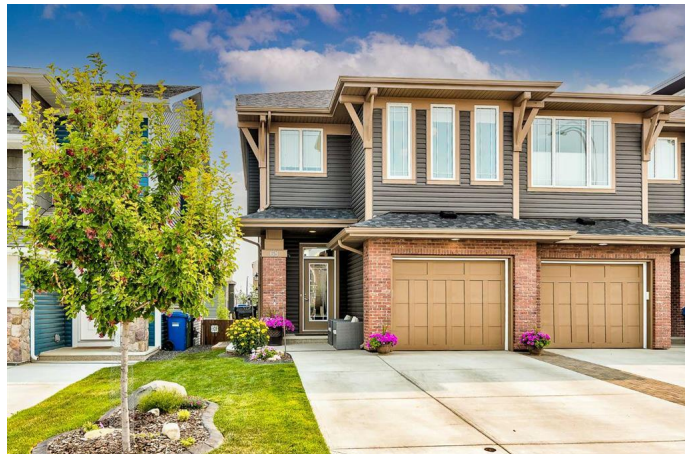
**\$649,000**

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 | 17             |
| Zoning         | R-G            |
| HOA Fees       | 96             |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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