

# \$755,000 - 228 Sage Bluff Drive Nw, Calgary

MLS® #A2243668

**\$755,000**

5 Bedroom, 4.00 Bathroom, 2,150 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Welcome to this spacious 5 bedroom family home with a fully developed basement. Located in the sought after community of Sage Hill. This home is ideally located just steps away from a tot lot. Well designed to include such features as, 3 large bedrooms on the upper level as well as a spacious laundry room, beautiful bonus room with soaring ceilings with a spectacular covered deck to the front of the home. Basement finished with permits and includes 2 bedrooms, an extra living space and a home office - den. Built by Brookfield

Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2243668      |
| Price          | \$755,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,150         |
| Acres          | 0.08          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 228 Sage Bluff Drive Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0Y9                 |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | None                                                                       |
| Parking Spaces | 4                                                                          |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                              |
| Cooling           | None                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Family Room, Gas, Mantle                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                       |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Zero Lot Line         |
| Roof              | Asphalt Shingle       |
| Construction      | Mixed                 |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 26              |
| Zoning         | R-G             |

|                |     |
|----------------|-----|
| HOA Fees       | 100 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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