



GRASSROOTS
REALTY GROUP

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68 Sage Bluff Road NW
Calgary, Alberta

MLS # A2226145



\$659,999

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,819 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: None

Openhouse Sat June 7th 1-3 p.m. & Sun June 8th, 1-5 p.m. Welcome to 268 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!