



**GRASSROOTS**  
REALTY GROUP

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**97 Sage Bluff Close NW**  
**Calgary, Alberta**

**MLS # A2229694**



**\$825,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,452 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours Behind, Rec		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** TV Mount (2), Refrigerator in Mechanical Room

Sage Hill - 97 Sage Bluff Close NW: Welcome to this beautifully finished, fully developed 2-storey home in the sought-after community of Sage Hill! Offering over 3,300 sqft of living space, this home features 4 bedrooms (3 up + 1 down), 3.5 bathrooms, and an oversized double attached garage - perfect for growing families or anyone looking for extra space. From the moment you step inside, you're greeted by a sun-filled main floor and a cozy, inviting entryway. The open-concept kitchen is a chef's dream, complete with granite countertops, stainless steel appliances including a gas cooktop, built-in oven, chimney hood fan, and a stylish 2-toned island with seating for four. You'll love the walk-through pantry that makes grocery runs a breeze. Enjoy family meals in the sunny breakfast nook, with direct access to the west-facing backyard - great for evening BBQs! The cozy living room with a stone fireplace and mantle is perfect for unwinding. A private main floor den with French doors, a 2-piece powder room with built-in vanity, and a spacious mudroom with a bench and hooks finish off this level. Upstairs, you'll find a spacious primary suite featuring large west-facing windows (no neighbours behind!), a walk-in closet, and a luxurious 5-piece ensuite with dual sinks, a soaker tub, walk-in shower, and private toilet area. Two good-sized bedrooms, a bright bonus room, a 3-piece main bathroom, and a convenient laundry room with a sink and built-in cabinetry round out the upper floor. The fully finished basement offers even more space with a large family room, games/rec area, wet bar with cabinetry and display shelving, a 4th bedroom, and another 3-piece bathroom with a walk-in shower - perfect for guests, older kids, or entertaining. Additional features of this home include built-in speakers throughout, a sunny vinyl deck with a gas line for your BBQ, a fully

fenced west-facing backyard, and an oversized double garage. Living in Sage Hill means you're close to everything - shopping, restaurants, parks, and easy access to major roads like Shaganappi Trail, 144 Avenue, and Stoney Trail. Don't miss out on this move-in-ready home - reach out today for more information or to book your private showing!