



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

72 Sage Bluff Way NW
Calgary, Alberta

MLS # A2238240



\$739,800

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partially Finished, See Remarks, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	gazedo		

Welcome to this extensively upgraded Morrison-built two-storey home in the sought-after community of Symons Gate. With over 2,000 square feet of thoughtfully designed living space, this property offers both comfort and sophistication. The main floor features an open-concept layout with 9-foot ceilings, quartz countertops, upgraded stainless steel appliances including a chimney hood fan, and a spacious center island perfect for entertaining. The upper level includes a generous bonus room, laundry area, two secondary bedrooms, a full 4-piece bathroom, and a primary suite with a luxurious 5-piece ensuite and walk-in closet. Numerous recent upgrades enhance the home's value and functionality, including a 4.455 kW solar panel system (2023) that significantly offsets electricity usage, a radon mitigation system for enhanced air quality, and a newly installed Class 4 hail-resistant roof (June 2025). The exterior siding is scheduled to be fully replaced with new material within the next three weeks, offering added curb appeal and peace of mind. The basement development has been started with City-approved electrical and plumbing permits, providing potential for a future suite or additional living space. Additional features include central air conditioning, central vacuum, Aprilaire air filtration system, and smart home upgrades such as smart light switches, thermostat, and door and window sensors. This home is ideally located just one minute away from the community playground, where a variety of family-friendly activities and seasonal events, such as outdoor movie nights for kids, are regularly hosted. Close to shopping, restaurants, medical clinics, schools, and with quick access to both Stoney Trail and Deerfoot Trail, this move-in-ready home offers exceptional value in a vibrant, family-oriented neighbourhood.

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