



GRASSROOTS
REALTY GROUP

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38 Sage Bluff View NW Calgary, Alberta

MLS # A2240660



\$849,990

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Central	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: N/A

Legal Suite + Brand New FlooringWelcome to 38 Sage Bluff View NW, a meticulously upgraded and elegantly appointed residence nestled in the prestigious community of Sage Hill. Offering over 2,900 sq ft of beautifully developed living space, this executive home seamlessly blends luxury, comfort, and functionality—perfect for growing families or savvy investors seeking exceptional income potential. The upper level has been recently refreshed with brand new, premium flooring and showcases four spacious bedrooms, a convenient laundry room, and a bright bonus room ideal for a home office or family retreat. The main floor impresses with soaring 9’ ceilings, expansive windows that flood the space with natural light, and a designer kitchen that will inspire any chef—featuring gleaming granite countertops, rich full-height cabinetry, a high-end stainless steel appliance package, and an oversized island designed for both daily living and upscale entertaining. Step outside to a sun-drenched, south-facing backyard complete with a fully fenced yard and raised deck—perfect for summer gatherings or peaceful evenings outdoors. The newly completed, fully permitted legal basement suite offers a separate entrance, two bedrooms, a modern kitchen, its own laundry, and stylish contemporary finishings—an ideal space for extended family or a lucrative rental opportunity. Located on a quiet, family-friendly street just minutes from top-tier amenities including Costco, Walmart, T&T Supermarket, schools, green spaces, and walking trails, this property offers both tranquility and urban convenience. With stunning curb appeal, an attached double garage, and an intelligent floor plan designed for multi-generational living, this is a rare and refined opportunity not to be missed.

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