



GRASSROOTS
REALTY GROUP

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55 Sage Bluff Green NW
Calgary, Alberta

MLS # A2253413



\$897,550

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome home, a luxurious and beautifully upgraded property that has been lovingly maintained by the original owners. Backing onto a green space corridor, this property combines privacy, nature, and elegant living. Offering over 2,500 sq. ft. of fully finished living space, this residence is designed with both comfort and function in mind. The main level features an open-concept layout with high-end finishes, a spacious kitchen, and seamless flow into the dining and living areas – perfect for entertaining or family living. Upstairs, you’ll find a fabulous central bonus room that separates the primary suite from the secondary bedrooms. The primary retreat features a spa-like ensuite with a soaker tub, walk-in shower, dual sinks, and not one but two walk-in closets. At the front of the home, you’ll also appreciate a proper laundry room with extra shelving, a full bathroom, and two generously sized bedrooms. The fully finished lower level offers a fantastic space for recreation, a home theater, guest bedroom, full bathroom, and additional storage. Outdoors, the attention to detail continues with two tiered deck and stunning landscaping (with sprinkler system) and direct access to an abundance of nearby walking trails, making it easy to enjoy the natural surroundings right from your backyard. With a front-attached garage, thoughtful upgrades throughout, and a location that balances tranquility with convenience, this home truly stands out.