



GRASSROOTS
REALTY GROUP

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55 Sage Bluff Heights NW
Calgary, Alberta

MLS # A2257822



\$585,000

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	5 Level Split, Attached-Side by Side		
Size:	1,689 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated,		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Gazebo, Lawn, Level, Rectangular Lot		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Gazebo and Patio set in back yard, Blind in Primary Bedroom included as-is		

Welcome to 55 Sage Bluff Heights NW – a beautifully designed semi-detached home tucked away on a quiet street in the sought-after community of Sage Hill. Step inside from your front-attached garage to a bright and inviting open-concept main floor, ideal for both everyday living and entertaining. A formal dining area flows into the spacious kitchen, complete with a large central island, plenty of cabinetry and counter space, and a handy pantry. The cozy living room with a fireplace opens to your private backyard oasis, featuring an elevated deck off the back door and a lower brick patio with gazebo – the perfect spot for summer evenings. Just a few steps up, the primary retreat enjoys separation from the rest of the home, offering soaring ceilings, big bright windows, a large walk-in closet, and a 4-piece ensuite. The upper level is designed with family in mind, boasting a central bonus room, convenient laundry with extra crawl space storage, two additional bedrooms, and another full 4-piece bath. The lower level offers an excellent layout for future development, already equipped with a bathroom rough-in and large egress window. Additional highlights include central A/C, all exterior hail repairs completed, central vac with attachments, and a new patio and gazebo. Located in the family-friendly community of Sage Hill, this home combines comfort, functionality, and style. Don't miss your chance to see it – book your showing today!