



GRASSROOTS
REALTY GROUP

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34 Sage Bluff Heights NW
Calgary, Alberta

MLS # A2265328



\$799,999

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,219 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage Opener

OVER 3100 SQFT LIVING SPACE | WALKOUT BASEMENT WITH KITCHEN & LAUNDRY ROUGH-INS | VAULTED CEILINGS | WEST-FACING LOT | CITY APPRAISAL VALUE \$845K | CENTRAL A/C | MAIN FLOOR OFFICE | STEPS TO PARK & POND Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home tucked away on a quiet street in the heart of Sage Hill. Offering over 3100 sq. ft. of total living space, this property combines smart functionality with modern upgrades and elegant finishes—perfect for families seeking comfort and convenience. Main Floor Bright open-concept layout with 9-ft ceilings and upgraded laminate flooring. Spacious living room with a cozy fireplace and large windows bringing in natural light. Chef’s kitchen with a long granite island, sleek white cabinetry, stainless steel appliances, and upgraded backsplash. Main floor office near the entrance, ideal for remote work or study. Convenient 2-pc powder room. Upper Level 3 generous bedrooms plus a large bonus room with vaulted ceiling. Convenient upstairs laundry room. The primary suite offers a vaulted ceiling, spa-like 5-piece ensuite, and a large walk-in closet. Walkout Basement (Builder Finished) Oversized recreation room, perfect for family gatherings or movie nights. Additional bedroom and 4-pc bath, great for guests or multi-generational living. Kitchen sink and washer/dryer rough-ins, offering excellent secondary suite potential. Additional Features Centralized A/C for year-round comfort. Modern lighting, LED pot lights, and knock-down ceilings. West-facing backyard, just steps from scenic parks and a tranquil pond. This move-in-ready home offers the perfect balance of space, style, and investment potential in one of NW Calgary’s most desirable communities.

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