



GRASSROOTS
REALTY GROUP

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78 Sage Bluff View NW
Calgary, Alberta

MLS # A2291672



\$715,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,135 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully designed four-level split offering 2,135 sq. ft. of above-grade living space, plus a full unfinished basement ready for future development. Located on a quiet street, this home provides a peaceful, family-friendly setting while still being close to everyday conveniences. The bright, open-concept main floor is perfect for both daily living and entertaining, highlighted by a high-end kitchen with quality finishes and excellent flow throughout the space. Just one level up, the impressive bonus room features a dramatic vaulted ceiling, creating a spacious and inviting area for relaxing or gathering. Two additional storage areas provide flexible space that could easily serve as a playroom or hobby area. The upper level includes three generously sized bedrooms, including the private primary retreat complete with a walk-in closet and a well-appointed ensuite featuring double sinks. A large walk-in laundry room adds both comfort and convenience to everyday routines. The unfinished basement provides incredible potential for future development, allowing you to customize the space to suit your needs. This home has also seen several thoughtful upgrades, including air conditioning, brand new low-maintenance landscaping, a roof replaced just last year, and a radon mitigation system already installed for added peace of mind. Situated on a quiet, family-friendly street with excellent access to shopping, amenities, and major routes including the ring road, this property offers a fantastic combination of space, design, and location.