



**55 Sage Bluff Green NW  
Calgary, Alberta**

**MLS # A2293713**



**\$888,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,513 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscaping		

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

**Inclusions:** In ceiling speakers, TV Mounts, water softener

OPEN HOUSE SATURDAY APRIL 18th 2-4pm\*\* Welcome to a beautifully appointed residence where luxury, privacy, and thoughtful design come together seamlessly. Lovingly maintained by its original owners, this exceptional home backs onto a green space corridor, offering a rare sense of space and connection to nature. With over 3,400 sq. ft. of fully finished living space, the home has been designed to elevate everyday living. The main level features an elegant open-concept layout highlighted by high-end finishes, a spacious chef-inspired kitchen, and effortless flow into the dining and living areas &mdash; creating the perfect setting for both sophisticated entertaining and comfortable family living. Upstairs, a stunning central bonus room provides an ideal separation between the primary retreat and the secondary bedrooms. The luxurious primary suite is a true sanctuary, featuring a spa-inspired ensuite with a deep soaker tub, glass walk-in shower, dual vanities, and the rare convenience of two walk-in closets. Two generously sized bedrooms, a full bathroom, and a well-appointed laundry room with additional storage complete the upper level. The fully finished lower level offers impressive versatility, providing the perfect space for a recreation room, home theatre, guest bedroom, full bathroom, and additional storage. Step outside to a beautifully curated backyard oasis featuring a two-tiered deck, flower beds and direct access to scenic walking paths &mdash; an ideal setting to unwind or entertain while surrounded by nature. Complete with a front-attached garage, thoughtful upgrades throughout, and a location that perfectly balances serenity with everyday convenience, this remarkable home offers an elevated lifestyle in a truly special setting.