



**5 Sage Bluff Heights NW  
Calgary, Alberta**

**MLS # A2298650**



**\$615,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

Welcome to the perfect family home in the heart of Sage Hill—where comfort, convenience, and community come together! Nestled on a quiet, family-friendly street, this nearly new, fully developed home is move-in ready and just steps from parks, playgrounds, pathways, and green spaces. You’ll also love being minutes from everyday essentials and dining at Sage Hill Crossing, Creekside, and Sage Hill Quarter. Thoughtfully designed for modern family living, this immaculate 4-level split offers over 2,200 sq. ft. of beautifully finished space, with 3 bedrooms, 3.5 bathrooms, and multiple areas to relax, play, and connect. The bright, open-concept main floor is the heart of the home—featuring a timeless white kitchen with full-height cabinetry, a large island for casual meals or homework time, and seamless flow into the dining and living areas—perfect for busy mornings and family gatherings alike. Just a few steps up, the private primary retreat is filled with natural light and includes a walk-in closet and a spacious 4-piece ensuite—your own peaceful place to unwind at the end of the day. Upstairs, kids will love the bonus room—ideal for movie nights or a play space—along with two additional bedrooms, a full bathroom, and the convenience of upper-level laundry. The DEVELOPED BASEMENT adds even more flexibility, offering a large family room for game nights or teen hangouts, a full bathroom, and plenty of storage. Outside, the west-facing, professionally-designed backyard is designed for easy, low-maintenance living—giving you more time to enjoy sunny afternoons. Host summer BBQs on the deck or relax under the beautiful PERGOLA on the expansive STONE PATIO while the kids play. Additional features like CENTRAL AIR CONDITIONING, custom lighting, Hunter Douglas window coverings, open stair railings, and a

composite fence add both style and comfort to everyday life. With its like-new condition, thoughtful layout, and unbeatable location in one of NW Calgary's most sought-after family communities, this home is ready to welcome its next chapter—yours.