$789,900 - 96 Sage Bluff Heights, Calgary

MLS® #A2245832

$789,900

4 Bedroom, 3.00 Bathroom, 2,153 sqft
Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained 3-level split home built in 2017, located in the highly sought-after community of Sage Hill, Calgary. Offering the perfect blend of function and style, this home is situated close to schools, parks, shopping, and all amenities â€" ideal for families and professionals alike.

Step inside the open-concept main floor, featuring a spacious living and dining area anchored by a cozy gas fireplace. The chef-inspired kitchen is equipped with quartz countertops, upgraded stainless steel appliances, a gas stove, and a large island perfect for entertaining. A patio door off the kitchen leads to a private deck, great for summer BBQs and outdoor dining.

On the second level, you'll find a generously sized family room, perfect for movie nights or relaxing with guests. The upper floor features three bedrooms, including a primary suite with a walk-in closet and a private 5-piece ensuite. A full bathroom and convenient upstairs laundry room complete the upper level.

The lower level includes a mudroom with built-in storage, a half bath, and direct access to the double attached garage. The partially finished basement adds incredible value with a recreation room, additional bedroom, ample storage, and a flex space with sliding doors leading to a walk-out backyard. Itâ€™s also plumbed for a future bathroom, offering great

potential for customization.

Enjoy a landscaped yard and thoughtful details throughout this family-friendly home. Whether you're upsizing or settling into your first family home, this property offers the space, comfort, and upgrades you've been searching for.

Don't miss your chance to own a stunning home in Sage Hill â€" book your showing today!

Built in 2017

Essential Information

MLS® #	A2245832
Price	$789,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	96 Sage Bluff Heights
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T3

Amenities

Amenities	None
Parking Spaces	4

| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Zoning	R-G
HOA Fees	90
HOA Fees Freq.	ANN

Listing Details

| Listing Office | eXp Realty |