$850,000 - 152 Sage Hill Heights Nw, Calgary

MLS® #A2269336

$850,000
3 Bedroom, 3.00 Bathroom, 2,142 sqft
Residential on 0.13 Acres

Sage Hill, Calgary, Alberta

Welcome to The Sydney by Calbridge Homes, a stunning two-storey home perfectly situated on a corner lot in the highly desirable community of Sage Hill. Thoughtfully designed with modern finishes and an open-concept layout, this home offers the perfect blend of style, space, and comfort for todayâ€™s families.

As you enter, youâ€™re greeted by a grand foyer with an open-to-below design, creating a sense of elegance and openness right from the start. The gourmet kitchen is a true showpiece, featuring a large island, two-tone cabinetry accented with gold hardware, a beautiful designer backsplash, and quartz countertops. A walk-through pantry connects conveniently to the mudroom, providing easy access to the garage and additional storage.

The main floor flows seamlessly from the kitchen to the spacious dining and living areas, ideal for entertaining and family gatherings. Large windows flood the space with natural light, while the dining area leads out to a huge deck overlooking the expansive backyard, perfect for summer barbecues, outdoor dining, and play. Completing the main level is a stylish two-piece bathroom.

Upstairs, youâ€™ll find a massive bonus room, perfect for movie nights or a cozy family retreat. The primary suite offers a luxurious escape, complete with a walk-in closet and a

five-piece ensuite featuring dual sinks, a soaking tub, and a glass-enclosed shower. Two additional generous-sized bedrooms share a beautifully appointed four-piece bathroom with a dual vanity, ensuring comfort and convenience for family or guests. A laundry room and a flex spaceâ€”perfect for a home office or study nookâ€”complete this thoughtfully designed upper level.

The unfinished basement includes a separate side entrance and rough-ins for a future suite, offering excellent potential for added living space or an income-generating rental. For your peace of mind, a radon mitigation system has already been installed providing extra peace of mind for homeowners.

Located in the thriving community of Sage Hill, this home provides quick access to a wealth of amenities, including Sage Hill Crossing, Beacon Hill Shopping Centre, and numerous cafÃ©s, restaurants, and fitness facilities. Residents enjoy scenic walking paths, parks, and natural wetlands, making it a perfect setting for active families and nature lovers. With easy access to Stoney Trail and Shaganappi Trail, commuting anywhere in the city is effortless.

This exceptional home stands out for its corner lot position, beautiful curb appeal, and expansive backyard, offering ample space for outdoor enjoyment. With its modern finishes, gourmet kitchen, open-concept design, and potential for future basement development, 152 Sage Hill Heights NW delivers both luxury and long-term value.

Experience the perfect balance of sophistication, functionality, and community livingâ€”welcome home to The Sydney in Sage Hill.

Built in 2024

Essential Information

MLS® #	A2269336
Price	$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	152 Sage Hill Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	R-G

Listing Details

Listing Office	The Real Estate District

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.