

\$849,900 - 125 Sage Bluff Close Nw, Calgary

MLS® #A2269437

\$849,900

3 Bedroom, 3.00 Bathroom, 2,289 sqft
Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

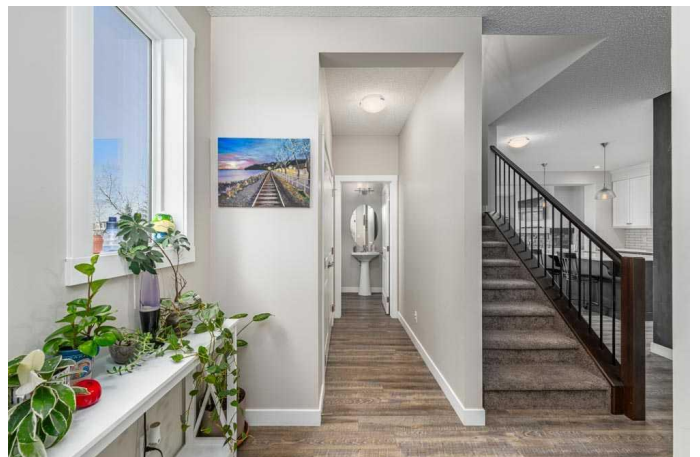
Welcome to 125 Sage Bluff Close NW â€“ where comfort, space, and modern style come together!

This remarkable 3-bedroom home backs onto peaceful green space and sits on a large pie-shaped lot, giving you room to relax, play, and entertain. From the moment you arrive, youâ€™ll notice the quiet street, the beautiful curb appeal, and how close you are to everythingâ€”Stoney Trail, shopping, parks, and schools are just minutes away.

Step inside and youâ€™ll feel right at home. The open-concept main floor is bright and inviting, with big windows that fill the space with natural light. The kitchen is a showstopper, featuring quartz countertops, a built-in oven, sleek cabinetry, and plenty of space for cooking and gathering. The living area flows perfectly into the dining space, making it easy to host family dinners or cozy up for movie nights.

Thereâ€™s even a main-floor office, ideal for working from home or managing busy family life.

Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite that feels like a private getaway. Wake up to spectacular views of the green space from your window, enjoy your spa-inspired ensuite, and start each day feeling refreshed.



Step outside to your expansive backyard—a true highlight of this property. The pie-shaped lot offers extra room for kids to play, pets to run, or future landscaping dreams to come true. Whether it’s summer BBQs, quiet evenings, or a future garden, this yard gives you endless options.

Additional features include an attached garage, stylish finishes throughout, and plenty of storage space.

In Sage Hill, one of Calgary’s most sought-after communities, you’ll enjoy walking paths, nearby parks, and a friendly neighbourhood feel—all while staying close to city convenience.

If you’re looking for a home that combines modern design, open space, and a connection to nature—125 Sage Bluff Close NW is ready to welcome you home.

Built in 2016

Essential Information

MLS® #	A2269437
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,289
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	125 Sage Bluff Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	R-G

HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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