# \$624,900 - 3 Sage Bluff Heights Nw, Calgary

MLS® #A2268913

## \$624,900

3 Bedroom, 4.00 Bathroom, 1,678 sqft Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

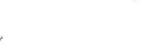
\*\* MOVE IN NOW - HOT NEW LISTING \*\* Best value in the beautiful Sage Hill community, where green space & fun are abundant! This home offers you over 2300+ sq ft of maximized "SPLENDID" air-conditioned living space for your enjoyment. BONUS: Single attached garage, full concrete driveway for two cars, and a bright sunny south/west facing backyard. You are welcomed into a lovely open floor plan with wide plank laminate floors & boasting great windows that invite natural daylight in, along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, stainless steel appliances which include a fridge, smooth top range, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and 9' main-floor ceilings. Upstairs: beautiful primary bedroom with a walk-in closet & 3-piece private ensuite. Plus, a central bonus room area, 2 more bedrooms & a full 4-piece bathroom. The basement is fully finished with a super-sized area at 18' x 15' and features another full bathroom, storage, and a utility area. BONUS: High ceilings featured in the primary bedroom, Quartz countertops throughout, Staircase railings, Supersized yard, shed, 10' x 10' deck, extra-wide driveway for 2-car parking, Newer roof + gutters + eaves and siding repairs completed. This is your next home, and please add it to your 'Must See List! Situated within walking distance to the park(s) and only



#### 3 SAGE BLUFF HEIGHTS NW

FECAMES/JERISMS TSTA/GAMP. CALCAMPT AS MAIN LEVEL (AG) - 63.0 T 15 (Pt. / 58.59 m² UPPER LEVEL (AG) - 340.90 Sq.Ft. / 31.67 m² THIRD LEVEL (AG) - 633.43 Sq.Ft. / 58.65 m² LOWER LEVEL (AG) - 73.31 Sq.Ft. / 68.16 m² TOTAL ABOVE GRADE RMS SIZE - 1678.35 Sq.Ft. / 155.92 m²

BASEMENT DEVELOPED AREA (BG) - 510.70 Sq.Ft. / 47.44 m²
BASEMENT UNDEVELOPED AREA (BG) - 125.75 Sq.Ft. / 11.68 m²
TOTAL AG/BG AREA - 2314.80 Sq.Ft. / 215.04 m²









minutes away from the newly developed shopping area, it provides the convenience of having everything you could need fitting in your own neighborhood. Restaurants, groceries, daycare, medical and coffee shops all create a wonderful community and lifestyle for you to enjoy. With quick access to Symon Valley Parkway and Stony Trail while soaking up nature with a environmental reserve as your surroundings, Sage Hill is the ideal choice to start creating new memories. Discover today and welcome home. Call your friendly REALTOR(R) to book a viewing!

#### Built in 2019

### **Essential Information**

MLS® # A2268913

Price \$624,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,678 Acres 0.07

Year Built 2019

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 3 Sage Bluff Heights Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1W2

# **Amenities**

Amenities None

Parking Spaces 3

Parking Garage Door Opener, Single

# of Garages 1

Interior

Interior Features Closet Organizers, High

Pantry, Quartz Counters, S

**Breakfast Bar** 

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes
Basement Full

**Exterior** 

Exterior Features Private Yard

Lot Description Back Yard, Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed November 4th, 2025

Days on Market 1

Zoning R-G

HOA Fees 150

HOA Fees Freq. ANN

**Listing Details** 

Listing Office Jayman Realty Inc.

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