

# \$769,900 - 59 Sage Bluff Road Nw, Calgary

MLS® #A2264422

**\$769,900**

4 Bedroom, 4.00 Bathroom, 2,196 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

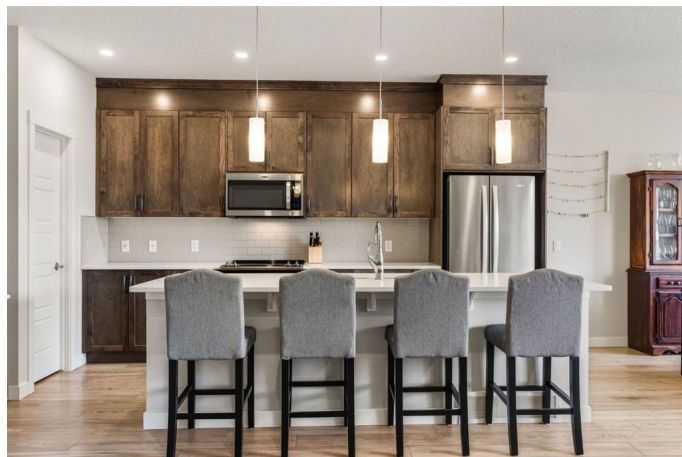
Welcome to 59 Sage Bluff Road! This gorgeous family home is perfect. With a west-facing backyard that partially backs onto a green space and park, this house is the ideal place to call home. Upon entering, you are immediately welcomed by an abundance of natural light and a stunning kitchen, perfect for everyday meals or hosting family and friends. The main level is made complete with a fireplace, space for the entire family, a powder room and access to your sunny backyard and patio. Head up a half flight of stairs into a massive family room, boasting vaulted ceilings and access to your second-level patio. Head up the other half flight of stairs, and you will find your private retreat, which provides ample space for a king-sized bed, a large walk-in closet and a stunning primary bathroom. Upstairs is complete with two additional bedrooms, a 4-piece bathroom and a perfectly laid out laundry room. In the basement, you will find a fourth bedroom, a large rec room, an additional four-piece bath and a home office. This home features a well-thought-out floor plan and ample room for storage, making your everyday life easier. Don't miss your chance to call this place home and schedule your private tour today.

Built in 2017

## Essential Information

MLS® #

A2264422



|                |               |
|----------------|---------------|
| Price          | \$769,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,196         |
| Acres          | 0.08          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 59 Sage Bluff Road Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1T1               |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings           |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Playground, Private Entrance, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed  |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 100                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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