

\$798,888 - 95 Sage Bluff Green Nw, Calgary

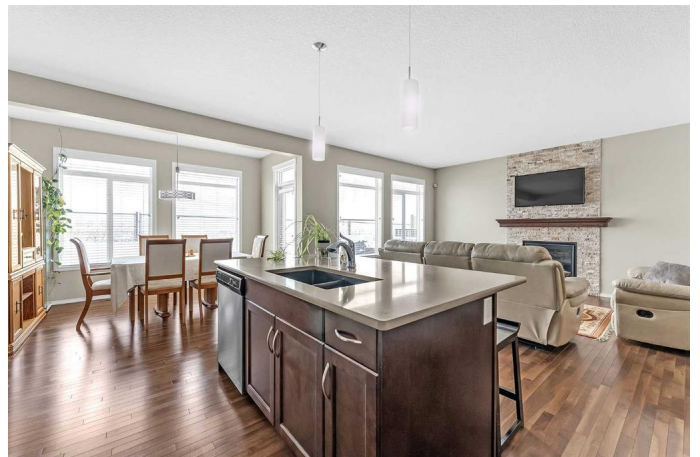
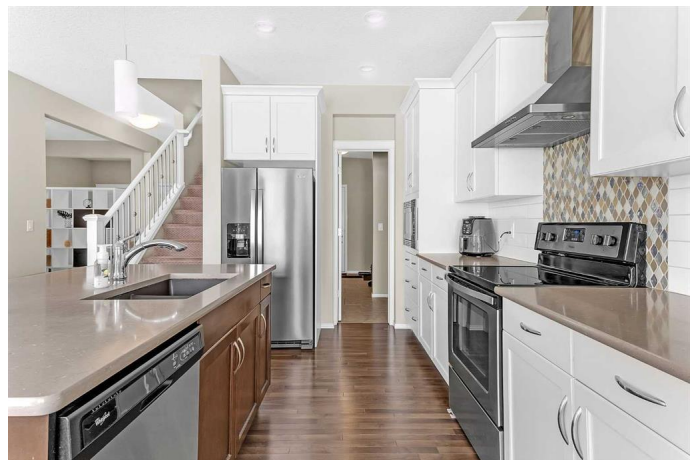
MLS® #A2111544

\$798,888

6 Bedroom, 4.00 Bathroom, 2,275 sqft
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

***BACK ON THE MARKET** due to buyer's financing!* Welcome to your beautiful 6-bedroom home located in the desirable community of Sage Hill! Nestled in the heart of Northwest Calgary, this stunning property offers the perfect blend of luxury, functionality, and convenience. As you step inside, you'll be greeted by the warmth and beauty of this home's design. The main floor features a spacious front den, ideal for a home office or study area. The open-concept layout seamlessly flows into the gorgeous kitchen, with quartz countertops, white shaker cabinetry, and stainless steel appliances. A spacious walk-through pantry allows for plenty of storage, and conveniently leads to your mudroom and double attached garage. You'll love the beauty of the rich hardwood flooring throughout the main floor, and enjoy cozying up the gas fireplace all winter long! Upstairs, you'll appreciate FOUR generously sized bedrooms, plus an additional bonus room - perfect for a kids play area or family movie nights! The large laundry room has "loads" of storage space, and has a convenient walk-through to the primary bedroom with a stunning 5-piece ensuite. The fully finished basement offers even more living space, with an additional bedroom, a versatile rec room, and a home office that doubles as a 6th bedroom! One of the best highlights of this property is its **PRIME LOCATION**, backing onto a green space with **NO NEIGHBOURS BEHIND**! Enjoy the privacy of this peaceful



setting, while still being close to all the amenities Sage Hill has to offer. From shopping and dining to transit and recreational facilities, everything you need is just around the corner. Don't miss out on the opportunity to call this beautiful Sage Hill home your own. Schedule your viewing today!

Built in 2015

Essential Information

MLS® #	A2111544
Price	\$798,888
Sold Price	\$785,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,275
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	95 Sage Bluff Green Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X9

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Greenbelt, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	April 1st, 2024
Days on Market	30
Zoning	R-1S
HOA Fees	89.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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