

# \$614,900 - 78 Sage Bluff Gate Nw, Calgary

MLS® #A2235428

**\$614,900**

4 Bedroom, 4.00 Bathroom, 1,456 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Beautiful 4-bedroom, 3.5 bathroom, semi-detached fully-finished home, perfect for families and entertaining. This house is very clean and well kept - see for yourself. The roofs of the house and the garage, as well as the eavestroughs were replaced just over two months ago. The main floor features a very nice open plan kitchen and dining area. Kitchen has quartz counter tops. The island includes an extended eating bar and a dining area that overlooks the backyard. From the front door enter to a nice open livingroom. The upper floor features a very nice-sized master bedroom with 4-piece bathroom and good size walk-in closet. The rest of the upper floor features 2 more good size bedrooms, another 3-piece bathroom, and upper floor laundry room. The fully finished basement is a great addition to this nice user-friendly house. The basement features another bedroom with separate 3-piece bathroom and rec room. Lots of additional storage space and utility rooms completes this great addition. Walk out to a nice deck to enjoy your summer barbeque. The very nice-sized double detached and insulated garage with space for a truck and small car and 220 volt power supply is also a great addition to this property. This very nice well-kept house is also very well priced, and the sellers had a professional appraisal done to confirm. Make sure you do not miss this phenomenal opportunity.

Built in 2016



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2235428               |
| Price          | \$614,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,456                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 78 Sage Bluff Gate Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 0Y9               |

## Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | None                                                                     |
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated |
| # of Garages   | 2                                                                        |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Data |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer           |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

**Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Paved, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |
| HOA Fees       | 98              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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.