

# \$789,900 - 96 Sage Bluff Heights, Calgary

MLS® #A2245832

**\$789,900**

4 Bedroom, 3.00 Bathroom, 2,153 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained 3-level split home built in 2017, located in the highly sought-after community of Sage Hill, Calgary. Offering the perfect blend of function and style, this home is situated close to schools, parks, shopping, and all amenities â€” ideal for families and professionals alike.

Step inside the open-concept main floor, featuring a spacious living and dining area anchored by a cozy gas fireplace. The chef-inspired kitchen is equipped with quartz countertops, upgraded stainless steel appliances, a gas stove, and a large island perfect for entertaining. A patio door off the kitchen leads to a private deck, great for summer BBQs and outdoor dining.

On the second level, you'll find a generously sized family room, perfect for movie nights or relaxing with guests. The upper floor features three bedrooms, including a primary suite with a walk-in closet and a private 5-piece ensuite. A full bathroom and convenient upstairs laundry room complete the upper level.

The lower level includes a mudroom with built-in storage, a half bath, and direct access to the double attached garage. The partially finished basement adds incredible value with a recreation room, additional bedroom, ample storage, and a flex space with sliding doors leading to a walk-out backyard. Itâ€™s also plumbed for a future bathroom, offering great



potential for customization.

Enjoy a landscaped yard and thoughtful details throughout this family-friendly home. Whether you're upsizing or settling into your first family home, this property offers the space, comfort, and upgrades you've been searching for.

Don't miss your chance to own a stunning home in Sage Hill – book your showing today!

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245832      |
| Price          | \$789,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,153         |
| Acres          | 0.07          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 96 Sage Bluff Heights |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1T3               |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub                                   |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Partially Finished                                                                                     |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Landscaped           |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame, Brick |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 23               |
| Zoning         | R-G              |
| HOA Fees       | 90               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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