

# \$755,000 - 228 Sage Bluff Drive Nw, Calgary

MLS® #A2243668

## \$755,000

5 Bedroom, 4.00 Bathroom, 2,150 sqft  
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

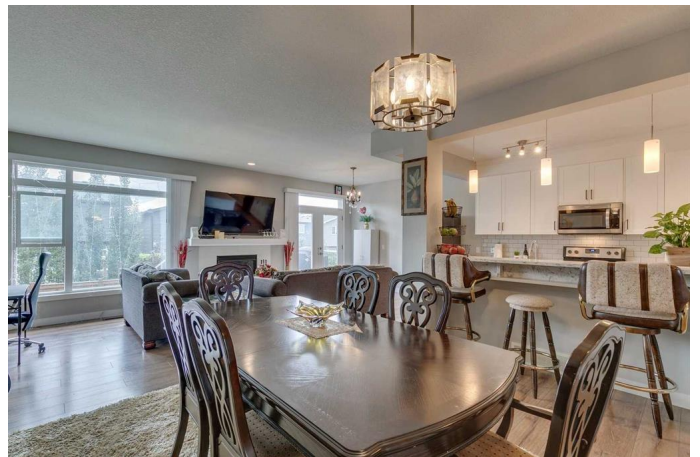
Welcome to this spacious 5 bedroom family home with a fully developed basement. Located in the sought after community of Sage Hill. This home is ideally located just steps away from a tot lot. Well designed to include such features as, 3 large bedrooms on the upper level as well as a spacious laundry room, beautiful bonus room with soaring ceilings with a spectacular covered deck to the front of the home. Basement finished with permits and includes 2 bedrooms, an extra living space and a home office - den.

Built in 2017

## Essential Information

MLS® #	A2243668
Price	\$755,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,150
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information



Address	228 Sage Bluff Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Zero Lot Line
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	2
Zoning	R-G

HOA Fees	100
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
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