

**55 Sage Bluff Heights NW**  
**Calgary, Alberta**

**MLS # A2279155**



**\$595,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	5 Level Split, Attached-Side by Side		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated,		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Gazebo and Patio set in back yard, Blind in Primary Bedroom included as-is		

Welcome to 55 Sage Bluff Heights NW, a thoughtfully designed semi-detached home quietly nestled on a desirable street in the heart of Sage Hill. Enter directly from the front-attached garage into a bright, open-concept main floor that's perfectly suited for both daily living and entertaining. A defined dining area leads seamlessly into the spacious kitchen, featuring a large central island, ample cabinetry and counter space, and a convenient pantry. The inviting living room is anchored by a cozy fireplace and opens onto a private backyard retreat, complete with an elevated deck and a lower brick patio with gazebo—an ideal setting for relaxing summer evenings. Just a few steps up, the primary bedroom is set apart for added privacy and showcases soaring ceilings, oversized windows, a generous walk-in closet, and a 4-piece ensuite. The upper level continues to impress with a central bonus room, convenient laundry with additional crawl space storage, two well-sized bedrooms, and another full 4-piece bathroom. The lower level offers excellent potential for future development, already equipped with a bathroom rough-in and a large egress window. Additional features include central air conditioning, completed exterior hail repairs, central vacuum with attachments, and a new patio and gazebo. Located in the family-friendly community of Sage Hill, this home delivers a perfect blend of comfort, functionality, and style. Book your showing today and see it for yourself.