587-899-3773
justin@realtyaces.ca

# 57 Sage Bluff Boulevard NW
# Calgary, Alberta

## MLS # A2350905

# $799,000

| | | | |
|---|---|---|---|
| **Division:** | Sage Hill | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,467 sq.ft. | **Age:** | 2017 (9 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.09 Acre | | |
| **Lot Feat:** | Back Yard, City Lot, Rectangular Lot, Street Lighting | | |

| | | | |
|---|---|---|---|
| **Heating:** | Central | **Water:** | - |
| **Floors:** | Carpet, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Concrete, Wood Frame | **Zoning:** | R-1s |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

**Inclusions:** Air Conditioner

STUNNING 2,466 SQ. FT. HOME | 3 BEDROOMS | BONUS ROOM | MAIN FLOOR OFFICE | CENTRAL A/C | 2 FURNACES | BEAUTIFUL UPGRADES!  Welcome to this beautifully designed and spacious 2,466 SQ. FT. HOME, offering the perfect combination of ELEGANCE, COMFORT, FUNCTIONALITY AND MODERN LIVING in a desirable NW Calgary location.  Step inside the welcoming SPACIOUS FOYER and experience an impressive OPEN-TO-BELOW DESIGN, creating a bright and airy atmosphere. The thoughtfully designed main floor features a spacious LIVING ROOM WITH A STUNNING STONE FEATURE WALL AND COZY FIREPLACE, complemented by LUXURY VINYL PLANK FLOORING and POT LIGHTS THROUGHOUT THE MAIN FLOOR. The elegant dining area flows seamlessly into the modern kitchen, making this home ideal for everyday living and entertaining.  The beautifully appointed GOURMET KITCHEN features STAINLESS STEEL APPLIANCES, BUILT-IN OVEN AND MICROWAVE, CHIMNEY-STYLE HOOD FAN, A HUGE CENTRE ISLAND, ample cabinetry and a convenient WALK-THROUGH PANTRY for additional storage and functionality. A dedicated MAIN FLOOR DEN/OFFICE provides the perfect space for working from home, while a convenient 2-PIECE POWDER ROOM completes the main level.  Upstairs, discover 3 GENEROUSLY SIZED BEDROOMS AND A SPACIOUS BONUS ROOM, perfect for family entertainment or a second living area. The impressive PRIMARY BEDROOM offers a WALK-IN CLOSET AND PRIVATE ENSUITE FEATURING DOUBLE VANITIES AND A RELAXING SOAKER TUB. Two additional bedrooms and another FULL BATHROOM complete the upper level.  This home is equipped with 2 FURNACES AND CENTRAL AIR CONDITIONING SERVING THE UPPER FLOOR,

providing enhanced comfort throughout the seasons. The BASEMENT WITH EGRESS WINDOWS offers excellent potential for future development. An additional attractive feature is the POTENTIAL FOR A SEPARATE BASEMENT ENTRANCE, with a possible access location discussed with a contractor, subject to necessary approvals and permits.  The exterior features DURABLE HARDIE BOARD SIDING, valued for its longevity and low-maintenance appeal. The beautifully LANDSCAPED YARD WITH ESTABLISHED PERENNIALS adds natural beauty and charm to the property.  LOCATION! LOCATION! LOCATION! Enjoy convenient access to everyday amenities, including WALMART SUPERCENTRE, T&T SUPERMARKET, SAGE HILL CROSSING HALAL MEAT & GROCERY, and a variety of restaurants and cafés such as ZAFFRAN CURRY & KABAB, SECTOR 17 INDIAN EATERY, QAMARIA YEMENI COFFEE AND LOVE AT FIRST SCOOP & COFFEE.  Outdoor enthusiasts will appreciate proximity to ESKER PARK, LIAM FIELD PARK AND NEARBY GREEN SPACES. Families will enjoy access to area schools, including KENNETH D. TAYLOR SCHOOL, VALLEY CREEK SCHOOL AND NORTH TRAIL HIGH SCHOOL, subject to school designation and availability. Convenient access to PUBLIC TRANSIT, CROWFOOT LRT STATION AND MAJOR ROADWAYS makes commuting and daily errands easier.  A FANTASTIC OPPORTUNITY TO OWN A SPACIOUS HOME WITH THOUGHTFUL UPGRADES, FUNCTIONAL LIVING SPACES AND EXCELLENT FUTURE POTENTIAL.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of LPT Realty. Information is believed to be reliable but not guaranteed.