

40 Sage Bluff Way NW
Calgary, Alberta

MLS # A2354077

\$599,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,849 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Window coverings

Almost 2500 sq ft of living space | Well maintained throughout!

Discover exceptional value in this beautifully maintained 2018-built detached home in desirable Sage Hill! Offering 3 bedrooms, 2 full bathrooms and 2 half bathrooms, this home combines modern comfort, versatile living spaces, and major exterior updates already completed. What makes this home stand out? * Freshly painted throughout for a clean, refreshed feel. * New roof and siding (2025) — important exterior improvements already taken care of. * Spacious kitchen with a large island, perfect for family gatherings and entertaining. * Bright, generous living spaces designed for comfortable everyday living. * Upper-level bonus room — ideal for movie nights, a family lounge, or a playroom. * Private primary retreat featuring a walk-in closet and luxurious five-piece ensuite. * Fully finished basement with additional living space and a convenient two-piece bathroom. * Fenced yard and deck for relaxing and enjoying the outdoors. * Attached single-car garage and a practical family-friendly layout. With approximately 1,849 sq. ft. of listed living space, this home offers flexibility for growing families, first-time detached-home buyers, or anyone looking for extra room to live, work, and unwind. Conveniently located in Sage Hill, close to parks, playgrounds, schools, walking paths, and everyday amenities. Don't miss the opportunity to make this welcoming home yours! Book your private showing today.