

# \$850,000 - 152 Sage Bluff Manor Nw, Calgary

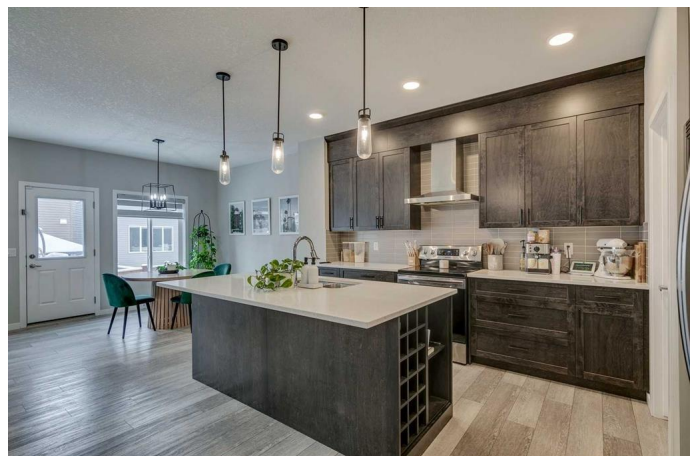
MLS® #A2209840

## \$850,000

5 Bedroom, 4.00 Bathroom, 2,258 sqft  
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning 2-storey home, built in 2020 and perfectly situated on a quiet street in a newer, amenity-rich neighbourhood. Designed with high-end finishes and thoughtful details throughout, this residence offers refined living for the discerning buyer. The main floor boasts a large front entrance, 9' ceilings, and a spacious open-concept layout. The gourmet kitchen is a showstopper with quartz countertops, ceiling-height cabinetry, stainless steel appliances, a built-in wine rack, a walk-through pantry leading to the garage, and an island with a breakfast bar - ideal for entertaining. The dining area opens to a large raised deck finished with low-maintenance composite decking and a fully fenced backyard. The living room features a gas fireplace with elegant marble stone, while a dedicated office with double doors provides a quiet workspace. A convenient half bathroom completes the main floor. Upstairs, you will find a generous bonus room with a large ceiling fan, a tiled laundry room with built-in shelving, and a luxurious main bathroom with quartz counters, dual sinks, marble tile flooring, and a tub/shower combo. Two secondary bedrooms each offer walk-in closets, while the spacious primary suite includes an expansive walk-in closet with built-in shelving and a spa-inspired ensuite featuring a soaker tub, tiled shower with bench seating, quartz-topped vanity with dual sinks, and marble tile floors. The fully finished basement is a legal suite with a separate



entrance and laundry, two bedrooms, a stylish bathroom with quartz counters and a tub/shower combo, a modern kitchen with stainless steel appliances and quartz countertops, and a cozy living area - ideal for extended family or rental income. Additional highlights include custom blinds throughout, an oversized double attached garage with shelving, new shingles in 2025, a new air conditioner in 2024, new paint in the basement in December 2024, and dual furnaces and dual oversized hot water tanks for efficient comfort. This is a rare opportunity to own a meticulously maintained, feature-rich home in a premium location.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209840    |
| Price          | \$850,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,258       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 152 Sage Bluff Manor Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 1W1                 |

## Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                                      |
| Parking Spaces | 4                                                                                                          |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, Front Drive |
| # of Garages   | 2                                                                                                          |

## Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                     |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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