

# \$789,000 - 74 Sage Bluff View Nw, Calgary

MLS® #A2224939

**\$789,000**

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.07 Acres

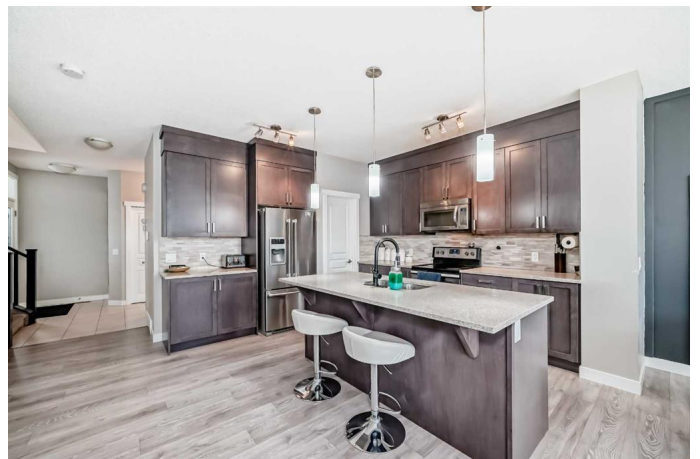
Sage Hill, Calgary, Alberta

Welcome to this stunning, fully upgraded home built in 2015, offering both style and functionality across three fully finished levels. With 3 bedrooms upstairs, and 1 bedroom plus a den and washroom in the basement, this home is perfect for families of all sizes. A separate side entrance leads to a fully developed basement, thoughtfully designed with space allocated for a future kitchenette—ideal for guests or extended family.

Step inside to a bright and spacious foyer with 9'™ ceilings and abundant natural light. The open-concept main floor features warm-toned flooring and a welcoming layout that flows seamlessly into a generous living area. The chef-inspired kitchen offers full-height oak cabinets, sleek quartz countertops throughout, stainless steel appliances, a walk-through pantry, and an expansive dining area perfect for hosting.

Upstairs, you'll find a central bonus room with custom built-in shelving—an ideal space for a media room or play area. Two sizeable bedrooms, a full 4-piece bathroom, and a convenient upstairs laundry room are all located nearby. The impressive primary suite includes a large walk-in closet and a luxurious 5-piece ensuite bathroom.

Additional highlights include a double attached garage and a location that's just steps



away from bus stops, parks, and a variety of amenities.

This home checks all the boxesâ€”schedule your private tour today!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224939    |
| Price          | \$789,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,065       |
| Acres          | 0.07        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 74 Sage Bluff View Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 0X9               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                 |          |        |                                  |
|-------------------|---------------------------------|----------|--------|----------------------------------|
| Interior Features | No Animal Home, No Smoking Home |          |        |                                  |
| Appliances        | Dishwasher,                     | Electric | Stove, | Garage Control(s), Refrigerator, |

|                 |                                                |
|-----------------|------------------------------------------------|
|                 | Washer/Dryer, Water Softener, Window Coverings |
| Heating         | Forced Air                                     |
| Cooling         | None                                           |
| Fireplace       | Yes                                            |
| # of Fireplaces | 1                                              |
| Fireplaces      | Gas                                            |
| Has Basement    | Yes                                            |
| Basement        | Finished, Full                                 |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Other                         |
| Lot Description   | Back Yard                     |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Mixed, Vinyl Siding |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 104            |
| Zoning         | R-G            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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