

# \$755,000 - 228 Sage Bluff Drive Nw, Calgary

MLS® #A2243668

## \$755,000

5 Bedroom, 4.00 Bathroom, 2,150 sqft  
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

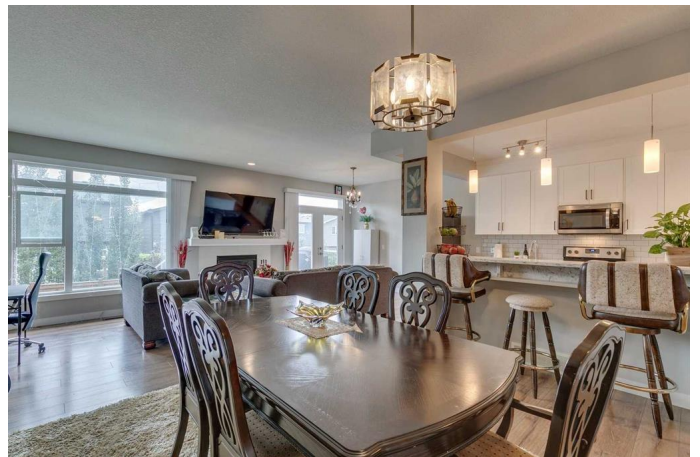
Welcome to this spacious 5 bedroom family home with a fully developed basement. Located in the sought after community of Sage Hill. This home is ideally located just steps away from a tot lot. Well designed to include such features as, 3 large bedrooms on the upper level as well as a spacious laundry room, beautiful bonus room with soaring ceilings with a spectacular covered deck to the front of the home. Basement finished with permits and includes 2 bedrooms, an extra living space and a home office - den.

Built in 2017

## Essential Information

MLS® #	A2243668
Price	\$755,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,150
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information



Address	228 Sage Bluff Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Zero Lot Line
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 28th, 2025
Zoning	R-G
HOA Fees	100

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.