\$735,000 - 72 Sage Bluff Way Nw, Calgary

MLS® #A2253851

\$735,000

3 Bedroom, 3.00 Bathroom, 2,046 sqft Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Welcome to this extensively upgraded Morrison built two-storey home, ideally situated in the highly desirable community of Symons Gate. Offering over 2,000 sq.ft. of thoughtfully designed living space, this property blends comfort, functionality, and modern sophistication.

The main floor showcases an open-concept layout with 9-foot ceilings, elegant quartz countertops, custom-upgraded cabinetry and surfaces from the time of build, upgraded stainless steel appliances including a chimney hood fan, and a spacious center island, perfect for gatherings and entertaining.

Upstairs, you'II find a generous bonus room, convenient laundry area, two secondary bedrooms, a full 4-piece bathroom, and a primary suite complete with a luxurious 5-piece ensuite and walk-in closet.

Recent upgrades further enhance this home's value and efficiency, including a 4.455 kW solar panel system (2023) to significantly reduce electricity costs, a radon mitigation system for improved indoor air quality, and a Class 4 hail-resistant roof (installed June 2025). The basement development has been started with City-approved electrical and plumbing permits, providing potential for future additional living space.







Additional features include central air conditioning, central vacuum, an Aprilaire air filtration system, freshly installed sod, and smart home upgrades such as smart light switches, thermostat, and door/window sensors.

Located just steps from the community playgroundâ€"home to family-friendly activities and seasonal events like outdoor movie nights. This property also offers quick access to shopping, restaurants, medical clinics, schools, and major routes including Stoney Trail and Deerfoot Trail.

This move-in-ready home delivers exceptional value in a vibrant, family-oriented neighbourhood.

Built in 2017

Essential Information

MLS® # A2253851 Price \$735,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,046

Acres 0.07

Year Built 2017

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 72 Sage Bluff Way Nw

Subdivision Sage Hill City Calgary

County Calgary
Province Alberta
Postal Code T3R 1T4

Amenities

Amenities None, Park

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters,

Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer, Window Coverings,

Built-In Electric Range, Garburator

Heating Forced Air, Fireplace(s), High Efficiency

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Partial

Exterior

Exterior Features BBQ gas line, Playground, Outdoor Grill

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 58

Zoning R-G

HOA Fees 90

HOA Fees Freq. ANN

Listing Details

Listing Office Everest Realty and Property Management Corp.

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