

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

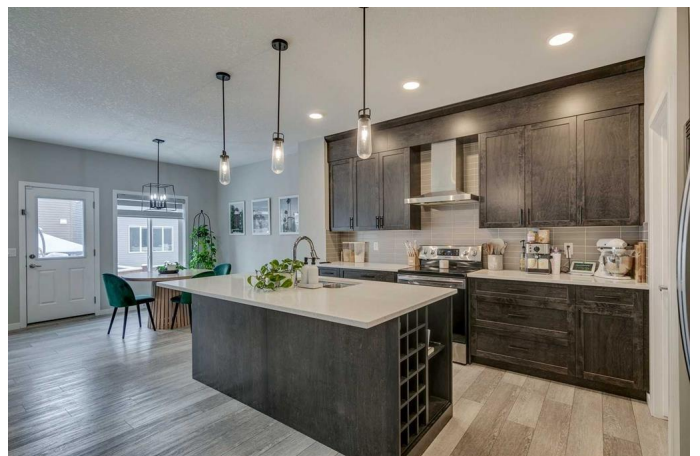
MLS® #A2209840

\$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	5
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.