

# \$599,000 - 261 Sage Bluff Drive Nw, Calgary

MLS® #A2197713

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,632 sqft  
Residential on 0.04 Acres

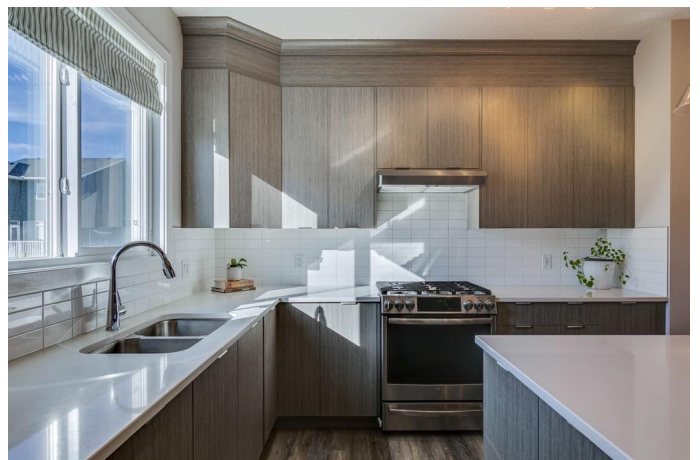
Sage Hill, Calgary, Alberta

Welcome to your dream home! This exquisite 3-story property combines exceptional craftsmanship with modern amenities, delivering the perfect balance of comfort and style.

Step inside and feel welcomed by the spacious bright foyer bathed in natural light. Head upstairs to find an open floor plan that seamlessly connects the family room, dining area, and kitchen—ideal for hosting gatherings or enjoying quality time with loved ones. Soaring 9-foot ceilings and triple-pane windows fill the home with natural light, creating an inviting and airy ambiance. The thoughtfully designed kitchen is a chef's delight, featuring soft-close cabinets, pull-out slides, an upgraded pantry, a gas stove with WiFi controls and even a separate coffee bar that doubles as a desk. Just off the main living area, a private balcony with a gas line awaits—perfect for relaxing mornings or cozy evenings outdoors.

Upstairs, you'll discover three generously sized bedrooms, including a luxurious master suite. The master boasts vaulted ceilings, a spacious walk-in closet, and a spa-like 5-piece ensuite bathroom. The upper level also includes a convenient stacked laundry area and Bali cordless blackout blinds for ultimate privacy and comfort.

The exterior is equally impressive, offering a low-maintenance fenced yard for effortless outdoor enjoyment. Energy-efficient LED lighting enhances both the outdoor space and



the home's overall appeal.

The insulated three-car garage provides flexibility with space for two vehicles and an additional workshop area. This workshop area could also be framed in and utilized as home office or other. A utility room with a sink just off the garage adds extra convenience for day-to-day living.

Nestled near scenic walking trails and close to essential amenities, this home is the perfect blend of upgraded finishes, family-friendly design, and modern luxury. Schedule your viewing today and make this stunning property yours!

Built in 2018

### **Essential Information**

MLS® #	A2197713
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,632
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	261 Sage Bluff Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y9

### **Amenities**

Amenities	Playground
Parking Spaces	3
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, Insulated, Tandem, Triple Garage Attached, Workshop in Garage, Side By Side
# of Garages	3

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Front Yard, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	39
Zoning	DC
HOA Fees	95
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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