

# \$815,000 - 102 Sage Bluff Heights Nw, Calgary

MLS® #A2220034

**\$815,000**

3 Bedroom, 4.00 Bathroom, 2,196 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

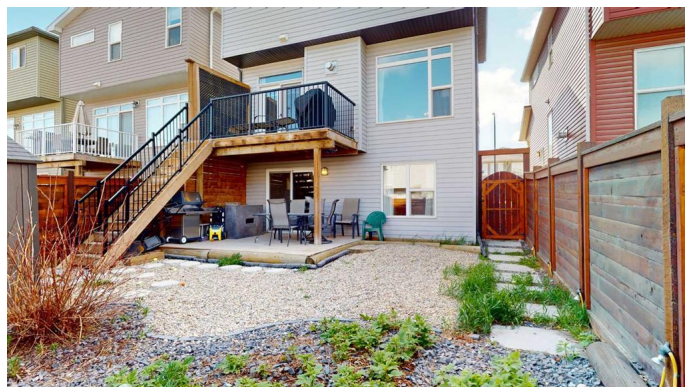
Lovely Hudson Style 5 Level Split Style Home in Sage Hills. Finished walk out basement with separate entry. This home has it all location, Open Floor Plan and Vaulted ceilings giving spacious feeling. Lots of Windows bring the bright Alberta Sunshine. Lovely Window Treatments. The Main Level is open and spacious to have lovely get togethers with a Galley kitchen with pantry. Lovely deck on Level 4 with a large Family room to watch TV or make it gym or whatever you want in this flex space. There are 2 cubby storage on Level 4, This home makes great use of all spaces. Back deck from Main Level with access to back yard. Walk out basement deck. Shed in Back yard minimal yard work. Gate access to back yard. Kitchenette in Basement with lots of Storage. Walk in Closet and 4 pcs bath. Lovely \* space\* in walk out for a family member or company to have their own space with bathroom, kitchenette, Rec/Multi purpose Rm in basement could be another bedroom. Check out the 3D virtual tour as you can de-furnish the space with a click of a button. Level 5 is all the Bedrooms, Laundry. This property has a large Attached Double Garage, Plenty of Storage on all levels.

Built in 2017

## Essential Information

MLS® # A2220034

Price \$815,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,196
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### Community Information

Address	102 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Washer, ENERGY STAR Qualified Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Brush
Roof	Asphalt Shingle
Construction	Mixed, Shingle Siding, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	25
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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