

# \$735,000 - 228 Sage Bluff Drive Nw, Calgary

MLS® #A2243668

## \$735,000

5 Bedroom, 4.00 Bathroom, 2,150 sqft

Residential on 0.08 Acres

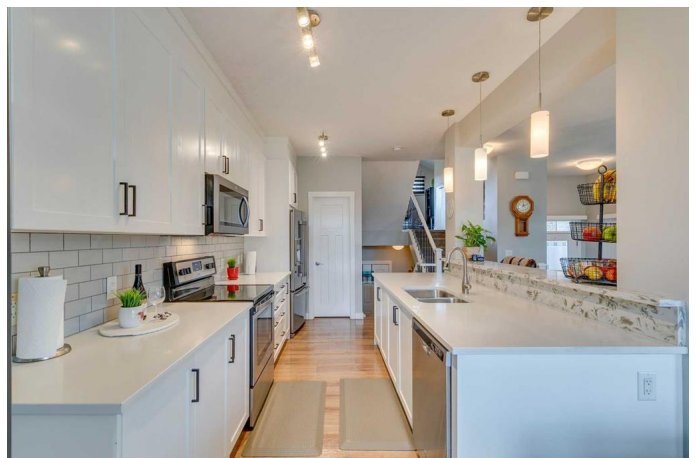
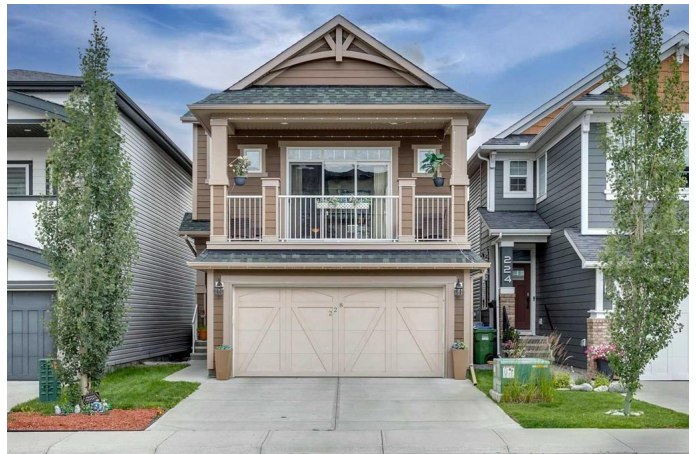
Sage Hill, Calgary, Alberta

Absolutely incredible value in this spacious 5 bedroom family home with a fully developed basement. Located just steps away from a tot lot with a quiet and private rear yard. in the sought after community of Sage Hill. 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 and impressive extra storage, 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 by Brookfield Lovely curb appeal with hardiboard siding in front and recent quality shingle replacement

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243668    |
| Price          | \$735,000   |
| 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 |
| Days on Market | 62              |
| Zoning         | R-G             |
| HOA Fees       | 100             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office           MaxWell Capital Realty

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.