$942,550 - 55 Sage Bluff Green Nw, Calgary

MLS® #A2253413

$942,550
4 Bedroom, 4.00 Bathroom, 2,513 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to 55 Sage Bluff Green NW, a luxurious and beautifully upgraded home that has been lovingly maintained by the original owners. Backing onto a serene green space corridor, this property combines privacy, nature, and elegant living.
Offering over 2,500 sq. ft. of fully finished living space, this residence is designed with both comfort and function in mind. The main level features an open-concept layout with high-end finishes, a spacious kitchen, and seamless flow into the dining and living areas â€” perfect for entertaining or family living. Upstairs, youâ€™ll find a fabulous central bonus room that separates the primary suite from the secondary bedrooms. The primary retreat features a spa-like ensuite with a soaker tub, walk-in shower, dual sinks, and not one but two walk-in closets. At the front of the home, youâ€™ll also appreciate a proper laundry room with extra shelving, a full bathroom, and two generously sized bedrooms. The fully finished lower level offers a fantastic space for recreation, a home theater, guest bedroom, full bathroom, and additional storage.
Outdoors, the attention to detail continues with two tiered deck and stunning landscaping (with sprinkler system) and direct access to an abundance of nearby walking trails, making it easy to enjoy the natural surroundings right from your backyard. With a front-attached garage, thoughtful upgrades throughout, and a location that balances tranquility with convenience, this home truly stands out.

Built in 2015

Essential Information

MLS® #	A2253413
Price	$942,550
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,513
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	55 Sage Bluff Green Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0X8

Amenities

Amenities	Other, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Gas Range, Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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