

\$849,900 - 125 Sage Bluff Close Nw, Calgary

MLS® #A2269437

\$849,900

3 Bedroom, 3.00 Bathroom, 2,289 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

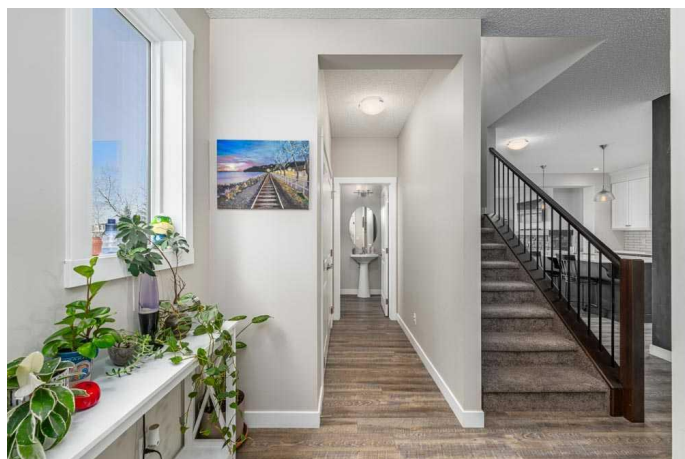
Welcome to 125 Sage Bluff Close NW â€“ where comfort, space, and modern design come together.

This stunning home sits on a large pie-shaped lot, backing onto a quiet green space for extra privacy and a peaceful view. Youâ€™ll love the calm street, open sky, and how close you are to Stoney Trail, schools, shopping, and parksâ€”everything your family needs, all within minutes.

Step inside and feel right at home. The open-concept main floor is filled with natural light and designed for easy living. The kitchen features quartz countertops, a built-in oven, modern cabinetry, and a large island thatâ€™s perfect for family meals or entertaining guests. The living room flows into the dining area, creating a bright, connected space thatâ€™s both stylish and comfortable.

Need to work or study from home? The main floor office offers a quiet spot to focus without feeling cut off from the rest of the house.

Upstairs, the smart layout gives everyone their own space. The bonus room sits between the primary suite and the two additional bedrooms, providing a perfect balance of privacy and connection. Itâ€™s a great place for family movie nights, a play area, or simply a cozy spot to relax together.



The primary suite feels like your own private retreat, complete with spectacular green space views and a luxury ensuite where you can unwind at the end of the day. The other two bedrooms are bright and roomy—ideal for family, guests, or a creative workspace.

Outside, the pie-shaped backyard offers endless possibilities. With so much space, you can build a garden, set up a play area, or create your dream outdoor hangout. Backing onto green space means no rear neighbours and plenty of room to breathe.

Located in Sage Hill, one of Calgary’s most welcoming and scenic communities, you’ll enjoy walking trails, parks, and friendly neighbours—all while being minutes from city convenience.

If you’re looking for a home that blends modern living with peaceful surroundings, 125 Sage Bluff Close NW is ready to welcome you home.

Built in 2016

Essential Information

MLS® #	A2269437
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,289
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	125 Sage Bluff Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	13
Zoning	R-G

HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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