

# \$590,000 - 261 Sage Bluff Drive Nw, Calgary

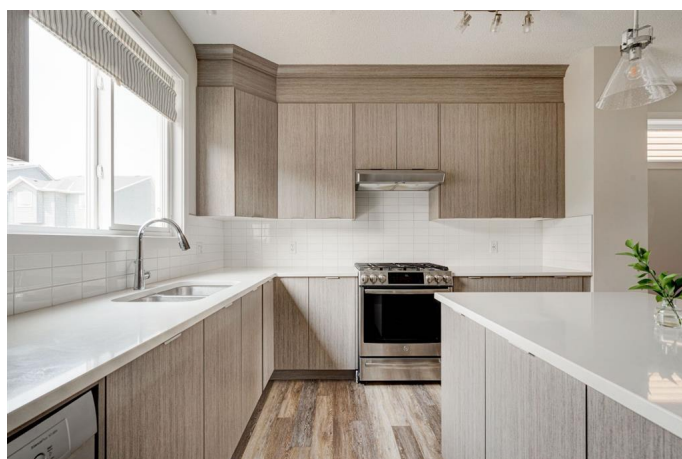
MLS® #A2230546

## \$590,000

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

Sage Hill, Calgary, Alberta

This exceptional 3-storey property beautifully blends quality craftsmanship with modern design, offering the perfect balance of comfort and style. Step inside to a bright and spacious foyer, where an abundance of natural light sets the tone for the rest of the home. The main living level features an open-concept layout that seamlessly connects the family room, dining area, and kitchen—perfect for everyday living and entertaining alike. Soaring 9' ceilings and triple-pane windows create a warm, airy atmosphere throughout. The chef-inspired kitchen is both functional and stylish, boasting soft-close cabinetry, pull-out shelving, an upgraded pantry, gas stove with WiFi controls, and a dedicated coffee bar/desk space—ideal for busy mornings or casual work-from-home days. Just off the living area, step onto your private balcony with a gas line—perfect for outdoor dining or relaxing evenings. Upstairs, discover three generously sized bedrooms, including a serene primary retreat with vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite. Added conveniences include a stacked laundry area and Bali cordless blackout blinds to ensure restful nights and privacy. The exterior offers low-maintenance living with a fully fenced yard, and upper balcony with gas line which is complemented by energy-efficient LED lighting that enhances curb appeal and outdoor enjoyment. An insulated triple garage offers flexible space— if not used for 3 vehicles there is room for two vehicles plus a workshop



area and additional storage This area is also often conveniently transformed into a home office or hobby space. Additional features include a utility room with sink just off the garage for added functionality. Ideally located near scenic walking paths and close to everyday amenities, this home delivers the perfect combination of upgraded finishes, thoughtful design, and modern luxury. Donâ€™t miss this incredible opportunityâ€”schedule your showing today!

Built in 2018

**Essential Information**

MLS® #	A2230546
Price	\$590,000
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, Side By Side, Tandem, Triple Garage Attached, Workshop in Garage
# of Garages	3

## Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

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

## Additional Information

Date Listed	June 12th, 2025
Days on Market	18
Zoning	DC
HOA Fees	95
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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