$620,000 - 35 Sage Bluff Heights Nw, Calgary

MLS® #A2211884

$620,000

3 Bedroom, 3.00 Bathroom, 1,687 sqft
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

This stunning 4-level semi-detached home is located in the highly sought-after, family-centric community of Symons Gate located in Sage Hill. Featuring a bright and open floor plan, this home boasts an additional upstairs bonus room that adds flexibility and space. The main floor is graced with warm hardwood floors, creating an inviting atmosphere throughout. The sleek, modern kitchen is perfect for both cooking and entertaining, with a large island, stainless steel appliances, and a corner pantry for ample storage. The open-concept living and dining areas are flooded with natural light thanks to the abundance of windows that span across the rear of the home, providing a welcoming ambiance. A cozy, contemporary fireplace serves as the perfect focal point, ideal for any occasion. This level is completed by a 3-piece bath, strategically placed away from the main entertaining areas for added privacy. Upstairs, the primary retreat awaits, offering dramatic vaulted ceilings and a private ensuite that is the perfect place to relax and unwind. The top floor also features the expansive bonus/entertainment room, a laundry room, another full bath, and two generously sized additional bedrooms. The unfinished basement provides endless possibilities â€” whether you need extra storage or envision it as the perfect space to customize to suit your personal tastes and needs. This home is equipped with air conditioning, a water softening system, and a luxurious multi-level

deck featuring a privacy wall. The custom deck stretches across the back of the property, ideal for outdoor relaxation or entertaining. Nestled among rolling hills and beautiful natural landscapes, Sage Hill offers residents a chance to enjoy outdoor living at its best. The community is conveniently located near a variety of amenities, schools, parks, and playgrounds, making it the ideal place for growing families. Easy access to major roadways ensures hassle-free commuting, and with a new elementary school already funded, this vibrant community is poised for continued growth and development. Donâ€™t miss out on this fantastic opportunity â€” contact your favorite realtor today to book a viewing!

Built in 2017

Essential Information

MLS® #	A2211884
Price	$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,687
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	35 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3R 1T3

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	eXp Realty

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