

# \$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

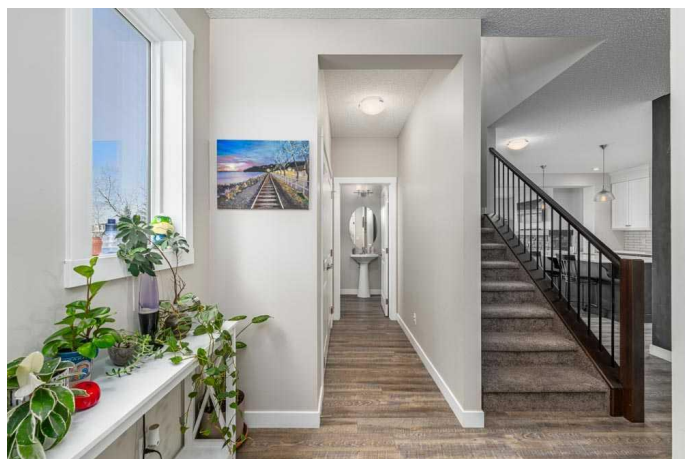
Welcome to 125 Sage Bluff Close NW â€“ where comfort, space, and modern design come together.

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, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop                                                              |
| 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, Lawn, No Neighbours Behind, Private, Few Trees, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                          |
| Construction      | Vinyl Siding                                                                                                             |
| Foundation        | Poured Concrete                                                                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 9                  |
| Zoning         | R-G                |

|                |     |
|----------------|-----|
| HOA Fees       | 105 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.