

# \$789,000 - 74 Sage Bluff View Nw, Calgary

MLS® #A2224939

**\$789,000**

4 Bedroom, 4.00 Bathroom, 2,065 sqft  
Residential on 0.07 Acres

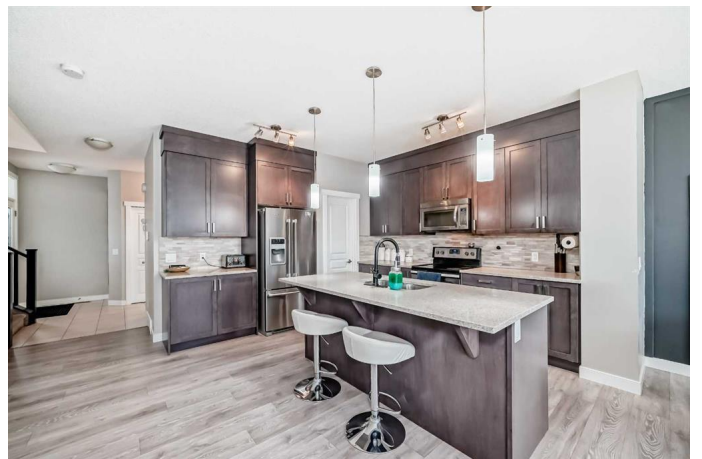
Sage Hill, Calgary, Alberta

Welcome to this stunning, fully upgraded home built in 2015, offering both style and functionality across three fully finished levels. With 3 bedrooms upstairs, and 1 bedroom plus a den and washroom in the basement, this home is perfect for families of all sizes. A separate side entrance leads to a fully developed basement, thoughtfully designed with space allocated for a future kitchenette—ideal for guests or extended family.

Step inside to a bright and spacious foyer with 9'™ ceilings and abundant natural light. The open-concept main floor features warm-toned flooring and a welcoming layout that flows seamlessly into a generous living area. The chef-inspired kitchen offers full-height oak cabinets, sleek quartz countertops throughout, stainless steel appliances, a walk-through pantry, and an expansive dining area perfect for hosting.

Upstairs, you'll find a central bonus room with custom built-in shelving—an ideal space for a media room or play area. Two sizeable bedrooms, a full 4-piece bathroom, and a convenient upstairs laundry room are all located nearby. The impressive primary suite includes a large walk-in closet and a luxurious 5-piece ensuite bathroom.

Additional highlights include a double attached garage and a location that's just steps



away from bus stops, parks, and a variety of amenities.

This home checks all the boxesâ€”schedule your private tour today!

Built in 2015

### Essential Information

MLS® #	A2224939
Price	\$789,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,065
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	74 Sage Bluff View Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

	Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	67
Zoning	R-G

### **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.