

# \$850,000 - 152 Sage Bluff Manor Nw, Calgary

MLS® #A2209840

**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,258 sqft  
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning 2-storey home, built in 2020 and perfectly situated on a quiet street in a newer, amenity-rich neighbourhood. Designed with high-end finishes and thoughtful details throughout, this residence offers refined living for the discerning buyer. The main floor boasts a large front entrance, 9' ceilings, and a spacious open-concept layout. The gourmet kitchen is a showstopper with quartz countertops, ceiling-height cabinetry, stainless steel appliances, a built-in wine rack, a walk-through pantry leading to the garage, and an island with a breakfast bar - ideal for entertaining. The dining area opens to a large raised deck finished with low-maintenance composite decking and a fully fenced backyard. The living room features a gas fireplace with elegant marble stone, while a dedicated office with double doors provides a quiet workspace. A convenient half bathroom completes the main floor. Upstairs, you will find a generous bonus room with a large ceiling fan, a tiled laundry room with built-in shelving, and a luxurious main bathroom with quartz counters, dual sinks, marble tile flooring, and a tub/shower combo. Two secondary bedrooms each offer walk-in closets, while the spacious primary suite includes an expansive walk-in closet with built-in shelving and a spa-inspired ensuite featuring a soaker tub, tiled shower with bench seating, quartz-topped vanity with dual sinks, and marble tile floors. The fully finished basement is a legal suite with a separate



entrance and laundry, two bedrooms, a stylish bathroom with quartz counters and a tub/shower combo, a modern kitchen with stainless steel appliances and quartz countertops, and a cozy living area - ideal for extended family or rental income. Additional highlights include custom blinds throughout, an oversized double attached garage with shelving, new shingles in 2025, a new air conditioner in 2024, new paint in the basement in December 2024, and dual furnaces and dual oversized hot water tanks for efficient comfort. This is a rare opportunity to own a meticulously maintained, feature-rich home in a premium location.

Built in 2020

**Essential Information**

MLS® #	A2209840
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	152 Sage Bluff Manor Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1W1

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, Front Drive
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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