

**170 Sage Bluff Close NW**  
**Calgary, Alberta****MLS # A2216908****\$829,900**

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this exceptional 2017 Morrison Built home, perfectly situated on an oversized corner lot in the vibrant and growing community of Sage Hill. Offering over 3,200 sq. ft. of thoughtfully designed and professionally developed living space, this property is a true gem for families seeking comfort, style, and functionality. Step inside to discover 9' ceilings on the main floor, rich 3/4" solid birch hardwood floors, and a flex room ideal for a formal dining area or cozy sitting space. The open-concept kitchen is a chef's dream, showcasing upgraded ceiling-height cabinetry, gleaming quartz countertops, and a spacious island perfect for entertaining. The inviting living room features a tile-surround gas fireplace, and the bright, west-facing dining nook offers direct access to a sunny deck—ideal for summer barbecues and family gatherings. Upstairs, retreat to your luxurious primary suite, complete with a spa-inspired ensuite featuring dual vanities, a soaker tub with tile surround, and a generous walk-in closet. The second and third bedrooms each feature their own walk-in closets, offering ample storage for growing families. A huge bonus room provides the perfect space for a play area, media room, or home office. The fully finished lower level includes a fourth bedroom, a full 4-piece bath, and a large recreation room—perfect for movie nights, home workouts, or guest accommodations. Enjoy peace of mind with recent exterior upgrades, including a brand-new roof, eavestroughs, fascia, and siding (West and North sides). The west-facing backyard is fully landscaped and ready to enjoy with a pergola, deck, and garden area for outdoor relaxation. Located in desirable Sage Hill, you'll love the access to parks, open spaces, and all major amenities including shopping and dining. Don't miss your opportunity to own

this upgraded and meticulously maintained home. Book your private showing today!