



**30 Sage Bluff Gate NW  
Calgary, Alberta**

**MLS # A2286353**



**\$575,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Wardrobe shelving, garage shelving		

Beautifully designed 4 bedroom home offering over 2,000 sq. ft. of fully developed living space. With three bedrooms upstairs and one in the fully finished lower level, this thoughtfully laid out property combines modern finishes with functional design, perfect for families or those seeking flexible living space. A welcoming foyer opens to a bright, open concept main floor featuring 9 foot ceilings and luxury vinyl plank flooring. The stylish kitchen showcases an extended island, stainless steel appliance package, soft close cabinetry, and ample counter and cupboard space, ideal for everyday living and entertaining. Just off the dining nook, you will find access to the private back deck and fenced backyard, creating seamless indoor outdoor flow. A convenient 2 piece powder room completes the main level, along with access to the extra wide double detached garage. The fully developed lower level also features 9 foot ceilings and includes a spacious media or recreation room, versatile flex space perfect for a home office or gym, a large fourth bedroom with generous closet space, a 4 piece bathroom, and a dedicated laundry area with washer and dryer included. Upstairs, soaring ceilings and abundant natural light enhance the space. The primary suite offers a vaulted ceiling, large windows, a 4 piece ensuite, and an impressive walk in closet. Two additional bedrooms and another 4 piece bathroom complete the upper level. Adding to the home's charm, a lovely front deck welcomes you as you walk up the front stairs, the perfect place to enjoy your morning coffee. Ideally located close to some of Calgary's top rated schools, parks, pathways, shopping, dining, and everyday amenities, this home offers the perfect balance of lifestyle and convenience. Thoughtfully finished across all three levels, it delivers space, style, and functionality in an exceptional setting.