



GRASSROOTS

REALTY GROUP

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

MLS # A2306902



\$500,000

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,455 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Cleared		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stylish and well-appointed semi-detached home in the desirable community of Sage Hill. Thoughtfully designed with a bright, open-concept layout, this home offers the perfect blend of comfort and functionality. The main floor features upgraded lighting throughout and beautiful maple cabinetry, adding warmth and timeless appeal. The kitchen is a true standout—complete with quartz countertops, stainless steel appliances, ample workspace, and excellent storage, including a second pantry-style closet and a spacious nook ideal for both everyday living and entertaining. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite, providing convenience and privacy. The upper-level laundry is equipped with a front-load, large-capacity Samsung Platinum washer and dryer making daily routines effortless. The basement is undeveloped and ready for your future vision, with rough-in plumbing already in place. Located in the family-friendly community of Sage Hill, you’ll enjoy easy access to shopping, schools, parks, and major roadways. This is an excellent opportunity to own a beautifully maintained home in one of Calgary’s most sought-after northwest neighbourhoods. Call your favourite REALTOR® today to book your private showing!