



GRASSROOTS

REALTY GROUP

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**39 Sage Bluff Mews NW
Calgary, Alberta**

MLS # A2312503

\$749,900



Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: N/A

This beautifully maintained two-storey walkout home in Sage Hill offers 2,848 sq. ft. of developed living space, including a fully finished walkout basement with high ceilings and electrical/plumbing rough-ins for a future kitchen or wet bar. This home is in immaculate condition with zero deferred maintenance. The bright, open-concept main floor features 9-foot ceilings, large windows with Hunter Douglas blinds, neutral finishes, and durable vinyl plank flooring throughout—ideal for families and pets. The modern kitchen is appointed with quartz countertops, a large island with pendant lighting, subway tile backsplash, stainless steel appliances, and rich dark cabinetry. The spacious dining area opens onto a full-width balcony with a gas line, while the inviting living room showcases a gas fireplace with subway tile surround and wood mantle. A walk-through pantry, mudroom, and powder room complete the main level. Upstairs, the generous bonus room includes built-in features, while the primary suite offers a luxurious 5-piece ensuite with dual vanities, a soaker tub, and separate shower. Two additional well-sized bedrooms, a full 4-piece bathroom, and an upper-floor laundry room provide excellent functionality for family living. Outside, the backyard offers ample space for children and pets to enjoy. Families will appreciate the convenience of a school bus stop located directly outside the front door. Additional highlights include a double attached garage, solar panels to help reduce utility costs, and recently replaced shingles.