



GRASSROOTS
REALTY GROUP

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107 Sage Bluff Green NW
Calgary, Alberta

MLS # A2322656



\$1,038,888

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,401 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 107 Sage Bluff Green! This is an elegantly crafted 5-Bedroom, 4-Bathroom custom home nestled onto a green space corridor in the charming community of Sage Hill that is perfect for those looking for a family-oriented home. As you enter the home, you will find meticulously maintained hardwood floors, and the abundance of natural light that enters the home through its expansive windows. The spacious living room exudes warmth and provides an inviting atmosphere that is perfect for hosting gatherings with family and friends. The kitchen is designed so that it is a haven for culinary enthusiasts to home cooks alike, featuring ample space, full height cabinetry, a large central island built in gas range and oven, and stainless steel appliances throughout. One of the home's most distinctive features is an oversized attached garage with direct access to the finished basement, a rare and incredibly functional design that is complete with an additional bedroom, a full bathroom, and generous recreation space. This lower level offers exceptional flexibility to suit your family's lifestyle whether as a home gym, workspace, or for multi-generational living. Additionally, this home has also been extensively refreshed for its next owners, featuring a brand-new roof (2026), brand-new furnace (2026), brand-new carpet (2026), a new paint throughout, and a professional clean that provides a true move-in-ready peace of mind.