



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40 Sage Bluff Way NW
Calgary, Alberta

MLS # A2345911



\$639,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,849 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Quiet street in Sage Hill, and this one's move-in ready. Freshly painted throughout, with a brand new roof and siding (2025) — the big-ticket stuff is already done. The kitchen island is the real hub of the home — big enough that most nights you'll skip the dining room altogether and eat right there. Upstairs, the bonus room gives the bedrooms real separation, plus a fun hideout/crawl space the kids will claim as their own. The primary suite has its own 5-piece ensuite and walk-in closet, with two more bedrooms and a full bath down the hall. Downstairs, the finished basement was set up with a home daycare in mind — flexible space with its own 2-piece bath, ready for however the next family wants to use it. 1,845+ sq ft above grade, attached garage, and a family that's simply outgrown it and moving on to something bigger. Come see what they built it for.