



GRASSROOTS
REALTY GROUP

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75 Sage Bluff View NW
Calgary, Alberta

MLS # A2346479



\$699,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,181 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions:	None
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*** Open House Sunday Sep 26, 2026 from 12 to 2 PM *** Welcome to this bright, open-concept split-level home on a quiet corner lot in Sage Hill—complete with RV parking and unbeatable access to T&T, Walmart, Costco, and Beacon Hill Shopping Centre. A spacious front entrance creates a true mud-area for shoes, bags, and daily drop-zone storage. Step up into the main living area and enjoy the open floor plan with large windows and great natural light—perfect for everyday living and entertaining. The standout bonus room features soaring ceilings, offering an impressive space for movie nights, gatherings, or a dedicated entertainment zone. A tucked-away storage/play area keeps toys and clutter hidden, maintaining a clean and organized feel throughout the home. Major updates include new siding and a new roof completed in 2024, plus professional carpet cleaning and furnace servicing in September 2026, ensuring the home is move-in ready. The corner lot provides extra yard space and room for RV parking—an added advantage rarely found in the area. With its flexible layout, bright interior, and prime NW location close to schools, shopping, transit, and major routes, this home delivers convenience, comfort, and exceptional value. A fantastic opportunity in sought-after Sage Hill.