

\$789,999 - 34 Sage Bluff Heights Nw, Calgary

MLS® #A2268311

\$789,999

4 Bedroom, 4.00 Bathroom, 2,219 sqft

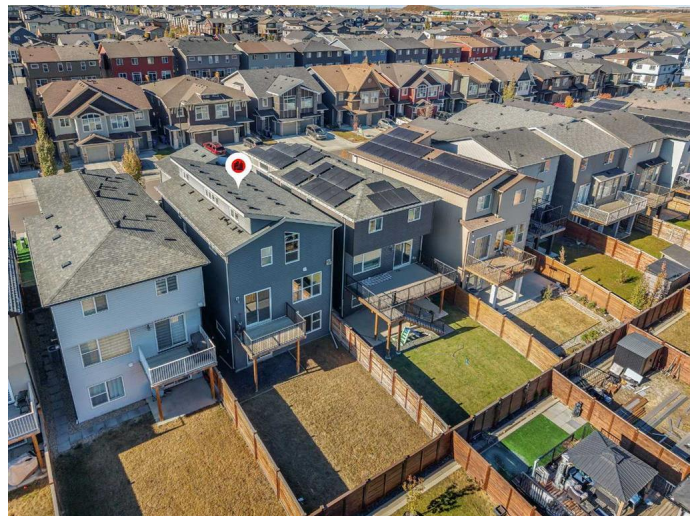
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

OVER 3100 SQFT LIVING SPACE |
WALKOUT BASEMENT WITH KITCHEN &
LAUNDRY ROUGH-INS | VAULTED
CEILINGS | WEST-FACING LOT | CITY
APPRAISAL VALUE \$845K | CENTRAL A/C |

MAIN FLOOR OFFICE | STEPS TO PARK &
POND Welcome to this beautifully maintained
4-bedroom, 3.5-bathroom home tucked away
on a quiet street in the heart of Sage Hill.

Offering over 3100 sq. ft. of total living space,
this property combines smart functionality with
modern upgrades and elegant
finishes—perfect for families seeking comfort
and convenience. Main Floor Bright
open-concept layout with 9-ft ceilings and
upgraded laminate flooring. Spacious living
room with a cozy fireplace and large windows
bringing in natural light. Chef™'s kitchen
with a long granite island, sleek white
cabinetry, stainless steel appliances, and
upgraded backsplash. Main floor office near
the entrance, ideal for remote work or study.
Convenient 2-pc powder room. Upper Level 3
generous bedrooms plus a large bonus room
with vaulted ceiling. Convenient upstairs
laundry room. The primary suite offers a
vaulted ceiling, spa-like 5-piece ensuite, and a
large walk-in closet. Walkout Basement
(Builder Finished) Oversized recreation room,
perfect for family gatherings or movie nights.
Additional bedroom and 4-pc bath, great for
guests or multi-generational living. Kitchen sink
and washer/dryer rough-ins. Additional
Features Centralized A/C for year-round



comfort. Modern lighting, LED pot lights, and knock-down ceilings. West-facing backyard, just steps from scenic parks and a tranquil pond. This move-in-ready home offers the perfect balance of space, style, and investment potential in one of NW Calgary’s most desirable communities. Disclosure: Some of the pictures in the listing has been virtually staged.

Built in 2018

Essential Information

MLS® #	A2268311
Price	\$789,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,219
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	34 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0X5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Balcony, Playground

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed November 1st, 2025

Days on Market 3

Zoning R-G

HOA Fees 89

HOA Fees Freq. ANN

Listing Details

Listing Office Executive Real Estate Services

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.