



## 170 Sage Bluff Close Calgary Alberta

\$829,900

Welcome to this exceptional 2017 Morrison Built home, perfectly situated on an oversized corner lot in the vibrant and growing community of Sage Hill. Offering over 3,200 sq. ft. of thoughtfully designed and professionally developed living space, this property is a true gem for families seeking comfort, style, and functionality. Step inside to discover 9' ceilings on the main floor, rich 3/4" solid birch hardwood floors, and a flex room ideal for a formal dining area or cozy sitting space. The open-concept kitchen is a chef's dream, showcasing upgraded ceiling-height cabinetry, gleaming quartz countertops, and a spacious island perfect for entertaining. The inviting living room features a tile-surround gas fireplace, and the bright, west-facing dining nook offers direct access to a sunny deck—ideal for summer barbecues and family gatherings. Upstairs, retreat to your luxurious primary suite, complete with a spa-inspired ensuite featuring dual vanities, a soaker tub with tile surround, and a generous walk-in closet. The second and third bedrooms each feature their own walk-in closets, offering ample storage for growing families. A huge bonus room provides the perfect space for a play area, media room, or home office. The fully finished lower level includes a fourth bedroom, a full 4-piece bath, and a large recreation room—perfect for movie nights, home workouts, or guest accommodations. Enjoy peace of mind with recent exterior upgrades, including a brand-new roof, eavestroughs, fascia, and siding (West and North sides). The west-facing backyard is fully landscaped and ready to enjoy with a pergola, deck, and garden area for outdoor relaxation. Located in desirable Sage Hill, you'll love the access to parks, open spaces, and all major amenities including shopping and dining. Don't miss your opportunity to own this upgraded and meticulously maintained home. Book your private...

4pc Bathroom 10.75 Ft x 4.83 Ft  
5pc Bathroom 11.75 Ft x 12.00 Ft  
Bedroom 11.75 Ft x 10.50 Ft  
Bedroom 10.92 Ft x 10.33 Ft  
Bonus Room 18.92 Ft x 19.83 Ft  
Primary Bedroom 14.75 Ft x 12.92 Ft

Family room 13.83 Ft x 17.42 Ft  
Recreational, Games room 15.17 Ft x 19.75 Ft  
Furnace 11.83 Ft x 15.00 Ft  
2pc Bathroom 5.08 Ft x 4.75 Ft  
Other 13.42 Ft x 9.25 Ft  
Family room 14.25 Ft x 16.17 Ft  
a

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.camsterns.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Other 11.75 Ft x 6.92 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 10.67 Ft x 15.75 Ft

Kitchen 12.75 Ft x 11.00 Ft

Living room 9.42 Ft x 12.00 Ft