

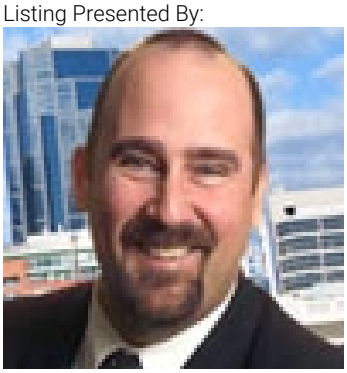
40 Sage Bluff Way Calgary Alberta

$599,900

Almost 2500 sq ft of living space | Well maintained throughout! Discover exceptional value in this beautifully maintained 2018-built detached home in desirable Sage Hill! Offering 3 bedrooms, 2 full bathrooms and 2 half bathrooms, this home combines modern comfort, versatile living spaces, and major exterior updates already completed. What makes this home stand out?* Freshly painted throughout for a clean, refreshed feel.* New roof and siding (2025) -- important exterior improvements already taken care of.* Spacious kitchen with a large island, perfect for family gatherings and entertaining.* Bright, generous living spaces designed for comfortable everyday living.* Upper-level bonus room -- ideal for movie nights, a family lounge, or a playroom.* Private primary retreat featuring a walk-in closet and luxurious five-piece ensuite.* Fully finished basement with additional living space and a convenient two-piece bathroom.* Fenced yard and deck for relaxing and enjoying the outdoors.* Attached single-car garage and a practical family-friendly layout.With approximately 1,849 sq. ft. of listed living space, this home offers flexibility for growing families, first-time detached-home buyers, or anyone looking for extra room to live, work, and unwind.Conveniently located in Sage Hill, close to parks, playgrounds, schools, walking paths, and everyday amenities.Don't miss the opportunity to make this welcoming home yours! Book your private showing today. (id:6769)

Bonus Room 18.83 Ft x 16.92 Ft
Primary Bedroom 11.75 Ft x 16.33 Ft
Bedroom 9.92 Ft x 9.42 Ft
Bedroom 9.92 Ft x 9.67 Ft
5pc Bathroom 6.75 Ft x 10.42 Ft
3pc Bathroom 4.92 Ft x 8.00 Ft
Laundry room 4.92 Ft x 7.67 Ft
2pc Bathroom 5.50 Ft x 5.08 Ft
Foyer 7.58 Ft x 12.50 Ft
Kitchen 11.42 Ft x 16.08 Ft
Living room 10.67 Ft x 12.92 Ft
Dining room 8.33 Ft x 12.92 Ft
2pc Bathroom 2.92 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca