



55 Sage Bluff Heights Calgary Alberta

\$595,000

Welcome to 55 Sage Bluff Heights NW, a thoughtfully designed semi-detached home quietly nestled on a desirable street in the heart of Sage Hill. Enter directly from the front-attached garage into a bright, open-concept main floor that's perfectly suited for both daily living and entertaining. A defined dining area leads seamlessly into the spacious kitchen, featuring a large central island, ample cabinetry and counter space, and a convenient pantry. The inviting living room is anchored by a cozy fireplace and opens onto a private backyard retreat, complete with an elevated deck and a lower brick patio with gazebo—an ideal setting for relaxing summer evenings. Just a few steps up, the primary bedroom is set apart for added privacy and showcases soaring ceilings, oversized windows, a generous walk-in closet, and a 4-piece ensuite. The upper level continues to impress with a central bonus room, convenient laundry with additional crawl space storage, two well-sized bedrooms, and another full 4-piece bathroom. The lower level offers excellent potential for future development, already equipped with a bathroom rough-in and a large egress window. Additional features include central air conditioning, completed exterior hail repairs, central vacuum with attachments, and a new patio and gazebo. Located in the family-friendly community of Sage Hill, this home delivers a perfect blend of comfort, functionality, and style. Book your showing today and see it for yourself. (id:6769)

Storage 29.42 Ft x 18.42 Ft
Living room 18.67 Ft x 9.67 Ft
Kitchen 12.75 Ft x 11.00 Ft
Dining room 12.75 Ft x 8.08 Ft
2pc Bathroom 5.58 Ft x 5.00 Ft
Foyer 7.67 Ft x 6.17 Ft
Primary Bedroom 15.08 Ft x 11.00 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft
Family room 15.33 Ft x 12.33 Ft
Laundry room 6.75 Ft x 5.83 Ft
Bedroom 16.92 Ft x 9.00 Ft
4pc Bathroom 8.17 Ft x 5.83 Ft
Bedroom 13.25 Ft x 9.75 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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