

# \$739,800 - 72 Sage Bluff Way Nw, Calgary

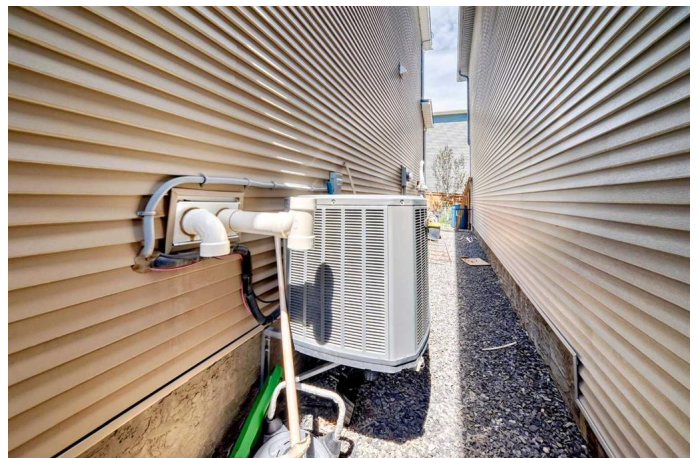
MLS® #A2238240

**\$739,800**

3 Bedroom, 3.00 Bathroom, 2,046 sqft  
Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Welcome to this extensively upgraded Morrison-built two-storey home in the sought-after community of Symons Gate. With over 2,000 square feet of thoughtfully designed living space, this property offers both comfort and sophistication. The main floor features an open-concept layout with 9-foot ceilings, quartz countertops, upgraded stainless steel appliances including a chimney hood fan, and a spacious center island perfect for entertaining. The upper level includes a generous bonus room, laundry area, two secondary bedrooms, a full 4-piece bathroom, and a primary suite with a luxurious 5-piece ensuite and walk-in closet. Numerous recent upgrades enhance the home's value and functionality, including a 4.455 kW solar panel system (2023) that significantly offsets electricity usage, a radon mitigation system for enhanced air quality, and a newly installed Class 4 hail-resistant roof (June 2025). The exterior siding is scheduled to be fully replaced with new material within the next three weeks, offering added curb appeal and peace of mind. The basement development has been started with City-approved electrical and plumbing permits, providing potential for a future suite or additional living space. Additional features include central air conditioning, central vacuum, Aprilaire air filtration system, and smart home upgrades such as smart light switches, thermostat, and door and window sensors. This home is ideally located just one minute away from the community playground,



where a variety of family-friendly activities and seasonal events, such as outdoor movie nights for kids, are regularly hosted. Close to shopping, restaurants, medical clinics, schools, and with quick access to both Stoney Trail and Deerfoot Trail, this move-in-ready home offers exceptional value in a vibrant, family-oriented neighbourhood.

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238240    |
| Price          | \$739,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,046       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 72 Sage Bluff Way Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 1T4              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)                                                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Electric Range, Garburator, Range Hood |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Partially Finished, See Remarks, Unfinished                                                                                                                       |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Outdoor Grill, Playground |
| Lot Description   | Landscaped, Rectangular Lot             |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Stone                     |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 3              |
| Zoning         | R-G            |
| HOA Fees       | 90             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Everest Realty and Property Management Corp. |
|----------------|----------------------------------------------|

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