

68 Sage Bluff Road NW  
Calgary, Alberta

MLS # A2226145



**\$649,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,819 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks		

<b>Inclusions:</b>	None
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Welcome to 68 Sage Bluff Road NW, a beautifully designed 4-bedroom, 3.5-bath Brookfield-built home offering thoughtful separation of space, style, and functionality. The second level features a private master retreat with a walk-in closet and luxurious ensuite bath. On the upper level, you'll find two additional bedrooms, a full bath, and a bonus room—perfect for kids or guests. The light-filled main floor boasts an open-concept layout with a spacious living room, kitchen, dining area, and a half bath—ideal for both entertaining and daily living. Curb appeal shines with a poured concrete driveway, attached garage, and a charming covered front porch. Comfort and convenience continue with central air conditioning, forced-air natural gas heating, and a fully fenced, landscaped backyard featuring a stylish concrete patio and large walk-out deck—perfect for summer gatherings. The fully finished basement includes a 1-bedroom, 1-bath with a separate walkout entrance—an ideal private space for extended family. All appliances are included (fridge, stove, dishwasher, microwave, washer, dryer), and you're just minutes from parks, schools, shopping, major roadways, YYC Airport, and CrossIron Mills, and surrounded by walking paths and natural green spaces, this home offers both convenience and a peaceful lifestyle. Virtual tour available—Don't miss this incredible opportunity!