

\$735,000 - 72 Sage Bluff Way Nw, Calgary

MLS® #A2253851

\$735,000

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, ideally situated in the highly desirable community of Symons Gate. Offering over 2,000 sq.ft. of thoughtfully designed living space, this property blends comfort, functionality, and modern sophistication.

The main floor showcases an open-concept layout with 9-foot ceilings, elegant quartz countertops, custom-upgraded cabinetry and surfaces from the time of build, upgraded stainless steel appliances including a chimney hood fan, and a spacious center island, perfect for gatherings and entertaining.

Upstairs, you'll find a generous bonus room, convenient laundry area, two secondary bedrooms, a full 4-piece bathroom, and a primary suite complete with a luxurious 5-piece ensuite and walk-in closet.

Recent upgrades further enhance this home's value and efficiency, including a 4.455 kW solar panel system (2023) to significantly reduce electricity costs, a radon mitigation system for improved indoor air quality, and a Class 4 hail-resistant roof (installed June 2025). The basement development has been started with City-approved electrical and plumbing permits, providing potential for future additional living space.



Additional features include central air conditioning, central vacuum, an Aprilaire air filtration system, freshly installed sod, and smart home upgrades such as smart light switches, thermostat, and door/window sensors.

Located just steps from the community playground—home to family-friendly activities and seasonal events like outdoor movie nights. This property also offers quick access to shopping, restaurants, medical clinics, schools, and major routes including Stoney Trail and Deerfoot Trail.

This move-in-ready home delivers exceptional value in a vibrant, family-oriented neighbourhood.

Built in 2017

Essential Information

MLS® #	A2253851
Price	\$735,000
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, Park
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	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Electric Range
Heating	High Efficiency, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished, Unfinished

Exterior

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

Additional Information

Date Listed	September 3rd, 2025
Days on Market	32
Zoning	R-G
HOA Fees	90
HOA Fees Freq.	ANN

Listing Details

Listing Office	Everest Realty and Property Management Corp.
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