



55 Sage Bluff Heights NW, Calgary, Alberta - \$599,000



Main Photo

Property Description

Welcome to 55 Sage Bluff Heights NW – a beautifully designed semi-detached home tucked away on a quiet street in the sought-after community of Sage Hill.

Step inside from your front-attached garage to a bright and inviting open-concept main floor, ideal for both everyday living and entertaining. A formal dining area flows into the spacious kitchen, complete with a large central island, plenty of cabinetry and counter space, and a handy pantry. The cozy living room with a fireplace opens to your private backyard oasis, featuring an elevated deck off the back door and a lower brick patio with gazebo – the perfect spot for summer evenings.

Just a few steps up, the primary retreat enjoys separation from the rest of the home, offering soaring ceilings, big bright windows, a large walk-in closet, and a 4-piece ensuite. The upper level is designed with

family in mind, boasting a central bonus room, convenient laundry with extra crawl space storage, two additional bedrooms, and another full 4-piece bath.

The lower level offers an excellent layout for future development, already equipped with a bathroom rough-in and large egress window.

Additional highlights include central A/C, all exterior hail repairs completed, central vac with attachments, and a new patio and gazebo.

Located in the family-friendly community of Sage Hill, this home combines comfort, functionality, and style. Don't miss your chance to see it – book your showing today!

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