107 Sage Bluff Green NW

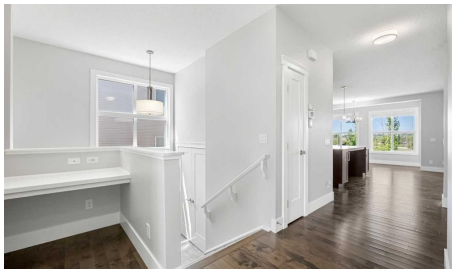
Calgary | Active | MLS® A2322656

$978,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2015**	**2,400.58 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to 107 Sage Bluff Green! This is an elegantly crafted 5-Bedroom, 4-Bathroom custom home nestled onto a green space corridor in the charming community of Sage Hill that is perfect for those looking for a family-oriented home. As you enter the home, you will find meticulously maintained hardwood floors, and the abundance of natural light that enters the home through its expansive windows. The spacious living room exudes warmth and provides an inviting atmosphere that is perfect for hosting gatherings with family and friends. The kitchen is designed so that it is a haven for culinary enthusiasts to home cooks alike, featuring ample space, full height cabinetry, a large central island built in gas range and oven, and stainless steel appliances throughout. One of the home's most distinctive features is an oversized attached garage with direct access to the finished basement, a rare and incredibly functional design that is complete with an additional bedroom, a full bathroom, and generous recreation space. This lower level offers exceptional flexibility to suit your family's lifestyle whether as a home gym, workspace, or for multi-generational living. Additionally, this home has also been extensively refreshed for its next owners, featuring a brand-new roof (2026), brand-new furnace (2026), brand-new carpet (2026), a new paint throughout, and a professional clean that provides a true move-in-ready peace of mind.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2322656
Bedrooms	5
Bathrooms	4
Year Built	2015
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,400.58 sq. ft.

Main Level Finished Area:	1,238.41 sq. ft.
Upper Level Finished Area:	1,162.17 sq. ft.
Below Grade Finished Area:	841.37 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,590 sq. ft.
Lot Frontage:	34'1½"
Front Exposure:	South
Unit Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2015 (Age: 11)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	1412936
Heating:	High Efficiency, Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
Builder:	Jayman
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Off Street
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$98.70
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	Park, Playground
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 14'11" × 14' ·
Main Floor	Dining Room · 12'10" × 10'11" ·
Main Floor	Kitchen · 14'3" × 9'11" ·
Main Floor	Living Room · 14'11" × 14'6" ·
Main Floor	Laundry · 6'3" × 5'4" ·
2nd Floor	Bedroom · 14'4" × 12'2" ·

2nd Floor	Bedroom · 12'3" × 11'4" ·
2nd Floor	Family Room · 12'2" × 11'11" ·
2nd Floor	Bedroom - Primary · 15'1" × 11'7" ·
Basement	Bedroom · 13'2" × 11'7" ·
Basement	Game Room · 14'6" × 13'6" ·
Basement	Furnace/Utility Room · 13'2" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Jun 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-sage-bluff-green-nw-calgary-a2322656/

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