307 Sage Bluff Drive NW

Calgary | Active | MLS® A2356527

$715,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2019**	**1,782.22 sq. ft.**

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Listed by Brilliant Realty

A closer look

Nestled within the coveted NW Calgary community of Sage Hill, this captivating two-story detached house offers a rare blend of space, convenience, and potential. Spanning approximately 1,782 square feet, the home unfolds across two finished levels, anchored by a partially finished basement, providing versatility for growing families or those seeking additional living space. Laminate flooring flows throughout, complemented by interior features detailed within the remarks, while central air ensures comfortable living year-round. An inviting deck extends from the backyard, creating an ideal setting for outdoor relaxation and entertaining, all within a corner lot boasting over 3750 square feet and backing onto a generous yard space. Upstairs, three bedrooms offer restful retreats, including a master bedroom complete with its own ensuite bath featuring a four-piece configuration. Upstairs are 3 bedrooms, including a primary bedroom with a 4-piece ensuite, an additional 4-piece bathroom, and a laundry room. A 2-piece bathroom is located on the main floor. The partially finished basement has a separate entrance and offers potential for future development, subject to City of Calgary approvals. Basement has partially finish bedroom. A double attached garage provides secure parking for two vehicles, equipped with a garage door opener, and the community is enhanced by park, playground, schools nearby, shopping nearby, sidewalks, street lights, and walking/bike paths. It also include garage heater & Security Camera's installed. Presenting an exceptional opportunity to acquire a home brimming with promise and positioned within a vibrant neighborhood. Located in the popular community of Sage Hill, close to parks, playgrounds, walking and bike paths, schools, shopping and everyday amenities, this home delivers an outstanding combination of location, condition, lot size and value. A modern home on a corner lot with a beautiful kitchen, large yard, bonus room, double attached garage room to grow. This is one you won't want to miss, book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356527
Bedrooms	4
Bathrooms	3
Year Built	2019
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:	1,782.22 sq. ft.
Main Level Finished Area:	724.73 sq. ft.
Upper Level Finished Area:	1,057.48 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,756 sq. ft.
Lot Frontage:	32'1¾"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2019 (Age: 7)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1412936
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate, See Remarks
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$98.70
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	Park, Playground
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, See Remarks
Inclusions:	NA
Restrictions:	None Known
Main Floor	Living Room · 14'2" × 13' ·
Main Floor	Kitchen · 13'7" × 12'9" ·
Main Floor	Dining Room · 10'1" × 9'11" ·
Upper Level	Bedroom - Primary · 14'7" × 12'8" ·
Upper Level	Bedroom · 10'10" × 9'11" ·
Upper Level	Bedroom · 10'9" × 9'11" ·

Upper Level	Family Room · 12'9" × 7'11" ·
Basement	Bedroom · 10'7" × 8' ·
Basement	Game Room · 13'8" × 12'11" ·
Basement	Furnace/Utility Room · 10'1" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks, Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1s
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/307-sage-bluff-drive-nw-calgary-a2356527/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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