57 Sage Bluff Boulevard NW

Calgary | Active | MLS® A2350905

$799,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2017**	**2,466.74 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

OPEN HOUSE 12- 2pm Oct 31 (Sat) STUNNING 2,466 SQ. FT. HOME | 3 BEDROOMS | BONUS ROOM | MAIN FLOOR OFFICE | CENTRAL A/C | 2 FURNACES | BEAUTIFUL UPGRADES!

Welcome to this beautifully designed 2,466 SQ. FT. HOME, offering the perfect combination of ELEGANCE, COMFORT, FUNCTIONALITY AND MODERN LIVING in a desirable NW Calgary location.

Step inside the welcoming SPACIOUS FOYER and experience an impressive OPEN-TO-BELOW DESIGN, creating a bright and airy atmosphere. The thoughtfully designed main floor features a spacious LIVING ROOM WITH A STUNNING STONE FEATURE WALL AND COZY FIREPLACE, complemented by LUXURY VINYL PLANK FLOORING and POT LIGHTS THROUGHOUT THE MAIN FLOOR. The elegant dining area flows seamlessly into the modern kitchen, making this home ideal for everyday living and entertaining.

The beautifully appointed GOURMET KITCHEN features STAINLESS STEEL APPLIANCES, BUILT-IN OVEN AND MICROWAVE, CHIMNEY-STYLE HOOD FAN, A HUGE CENTRE ISLAND, ample cabinetry and a convenient WALK-THROUGH PANTRY for additional storage and functionality. A dedicated MAIN FLOOR DEN/OFFICE provides the perfect space for working from home, while a convenient 2-PIECE POWDER ROOM completes the main level.

Upstairs, discover 3 GENEROUSLY SIZED BEDROOMS AND A SPACIOUS BONUS ROOM, perfect for family entertainment or a second living area. The impressive PRIMARY BEDROOM offers a WALK-IN CLOSET AND PRIVATE ENSUITE FEATURING DOUBLE VANITIES AND A RELAXING SOAKER TUB. Two additional bedrooms and another FULL BATHROOM complete the upper level.

This home is equipped with 2 FURNACES AND CENTRAL AIR CONDITIONING SERVING THE UPPER FLOOR, providing enhanced comfort throughout the seasons. The BASEMENT WITH EGRESS WINDOWS offers excellent potential for future development. An additional attractive feature is the POTENTIAL FOR A SEPARATE BASEMENT ENTRANCE, with a possible access location discussed with a contractor, subject to necessary approvals and permits.

The exterior features DURABLE HARDIE BOARD SIDING, valued for its longevity and low-maintenance appeal. The beautifully LANDSCAPED YARD WITH ESTABLISHED PERENNIALS adds natural beauty and charm to the property.

LOCATION! LOCATION! LOCATION! Enjoy convenient access to everyday amenities, including WALMART SUPERCENTRE, T&T SUPERMARKET, SAGE HILL CROSSING HALAL MEAT & GROCERY, and a variety of restaurants and cafés such as ZAFFRAN CURRY & KABAB, SECTOR 17 INDIAN EATERY, QAMARIA YEMENI COFFEE AND LOVE AT FIRST SCOOP & COFFEE.

Outdoor enthusiasts will appreciate proximity to ESKER PARK, LIAM FIELD PARK AND NEARBY GREEN SPACES. Families will enjoy access to area schools, including KENNETH D. TAYLOR SCHOOL, VALLEY CREEK SCHOOL AND NORTH TRAIL HIGH SCHOOL, subject to school designation and availability. Convenient access to PUBLIC TRANSIT, CROWFOOT LRT STATION AND MAJOR ROADWAYS makes commuting and daily errands easier.

A FANTASTIC OPPORTUNITY TO OWN A SPACIOUS HOME WITH THOUGHTFUL UPGRADES, FUNCTIONAL LIVING

SPACES AND EXCELLENT FUTURE POTENTIAL.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350905
Bedrooms	3
Bathrooms	3
Year Built	2017
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:	2,466.74 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,036 sq. ft.
Lot Frontage:	36'1½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2017 (Age: 9)
Bedrooms:	3 (Above Grd: 3)

Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1412936
Heating:	Central
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$97.65
City Quadrant:	Northwest

Community:	Sage Hill
Amenities:	None
Appliances:	Built-In Oven, Dryer, Electric Stove, Microwave, Range Hood, Washer
Inclusions:	Air Conditioner
Restrictions:	None Known
Main Floor	Living Room · 18' × 15'1" ·
Main Floor	Dining Room · 10'9" × 8'10" ·
Main Floor	Kitchen · 14'1" × 13'3" ·
Main Floor	Pantry · 6'11" × 6'1" ·
Main Floor	Mud Room · 9'5" × 6'11" ·
Main Floor	Foyer · 9'6" × 8' ·
Upper Level	Bedroom - Primary · 18'11" × 12'10" ·
Upper Level	Walk-In Closet · 8'6" × 7'5" ·
Upper Level	Family Room · 19'1" × 17'9" ·
Upper Level	Bedroom · 14'3" × 10'5" ·
Upper Level	Bedroom · 14'3" × 10'4" ·
Upper Level	Laundry · 7'4" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, City Lot, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1s
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/57-sage-bluff-boulevard-nw-calgary-a2350905/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.