

**178 Sage Bluff Drive NW**  
**Calgary, Alberta**

**MLS # A2296616**



**\$775,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,226 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 3 TV brackets, Door Bell Camera

Designed with families in mind, this home offers a perfect blend of thoughtful functionality, MODERN ELEGANCE, and highlighted by SOARING VAULTED and HIGH CEILINGS. Welcome to this fully FULLY FINISHED WALKOUT BASEMENT home in the heart of Sage Hill, offering over 3,200 sq. ft. of total living space (including the basement). A spacious and inviting foyer sets the tone as you step inside, with clear sightlines guiding you to the bright, open-concept main living area at the rear of the home. Expansive windows fill the space with natural light throughout the day. The main floor features 9-foot ceilings, pot lights, and a dedicated office—ideal for working from home or a quiet study space. At the heart of the home is a chef-inspired kitchen that seamlessly blends style and practicality, showcasing a large central island, chimney-style hood fan, built-in wall oven and microwave, and a gas cooktop. The adjacent dining nook opens onto a deck with a gas BBQ line, extending your living space outdoors. Completing the main level are a functional mudroom with added storage shelving, connecting directly to the double attached garage with overhead storage & built-in shelving. Upstairs, upgraded metal railings lead to a thoughtfully designed second floor featuring three spacious bedrooms, a stunning VAULTED CEILING BONUS ROOM, and a main bathroom. The luxurious primary suite offers a private retreat with a spa-like ensuite (with Vaulted / High ceilings), including a soaker tub, standalone shower, dual vanities, and a generous walk-in closet with direct access to the separate laundry room, complete with a sink and extra storage. The professionally finished walkout basement adds outstanding flexibility, featuring a bedroom, full bathroom, office, recreation/exercise area, and ample storage, with direct access to a concrete patio beneath the deck.

Additional upgrades include TRIPLE-PANES windows, central air conditioning, a water softener, water filtration, and an EXTERIOR HOT WATER TAP. Major recent updates include a NEW ROOF (2025), NEW SIDING (one side, 2025), and a NEW GARAGE DOOR (2025). Located just minutes from playgrounds, parks, walking trails, and scenic ponds, this home also offers exceptional convenience to everyday amenities including Walmart, H Mart, Paris Baguette, Costco, T&T Supermarket, Creekside, Sage Hill Quarter, and Beacon Hill Shopping Centre. Enjoy quick access to Stoney Trail and Shaganappi Trail, making commuting across Calgary seamless, with YYC International Airport just a short drive away. Chek out Virtual Tour!