



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

125 Sage Bluff Close NW
Calgary, Alberta

MLS # A2269437



\$849,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,289 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: na

Welcome to 125 Sage Bluff Close NW – where comfort, space, and modern style come together! This remarkable 3-bedroom home backs onto peaceful green space and sits on a large pie-shaped lot, giving you room to relax, play, and entertain. From the moment you arrive, you’ll notice the quiet street, the beautiful curb appeal, and how close you are to everything—Stoney Trail, shopping, parks, and schools are just minutes away. Step inside and you’ll feel right at home. The open-concept main floor is bright and inviting, with big windows that fill the space with natural light. The kitchen is a showstopper, featuring quartz countertops, a built-in oven, sleek cabinetry, and plenty of space for cooking and gathering. The living area flows perfectly into the dining space, making it easy to host family dinners or cozy up for movie nights. There’s even a main-floor office, ideal for working from home or managing busy family life. Upstairs, you’ll find three spacious bedrooms, including a primary suite that feels like a private getaway. Wake up to spectacular views of the green space from your window, enjoy your spa-inspired ensuite, and start each day feeling refreshed. Step outside to your expansive backyard—a true highlight of this property. The pie-shaped lot offers extra room for kids to play, pets to run, or future landscaping dreams to come true. Whether it’s summer BBQs, quiet evenings, or a future garden, this yard gives you endless options. Additional features include an attached garage, stylish finishes throughout, and plenty of storage space. In Sage Hill, one of Calgary’s most sought-after communities, you’ll enjoy walking paths, nearby parks, and a friendly neighbourhood feel—all while staying close to city convenience. If you’re looking for a home that combines modern

design, open space, and a connection to nature—125 Sage Bluff Close NW is ready to welcome you home.