

# \$829,000 - 9 Sage Bluff Rise Nw, Calgary

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MLS® #A2219871

**\$829,000**

4 Bedroom, 4.00 Bathroom, 2,132 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

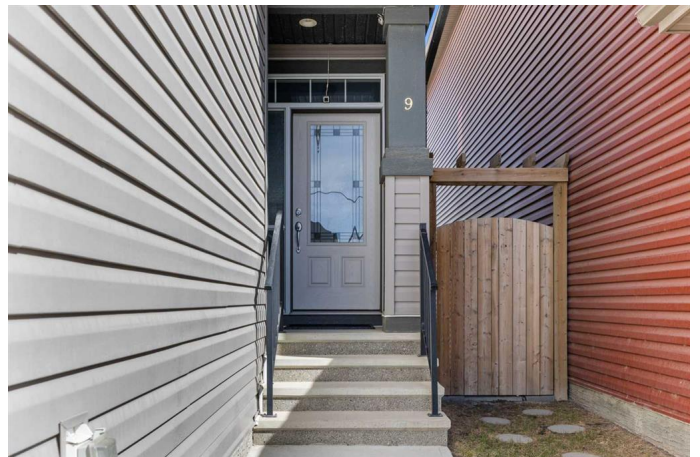
Welcome to 9 Sage Bluff Rise NW – A Fully Finished Family Home in the Sought-After Community of Sage Hill

Located in the highly desirable Sage Hill community, this beautifully designed home blends style, function, and modern elegance. With spacious interiors, high-end finishes, and exceptional versatility, this move-in-ready residence offers everything today's families need.

The open-concept layout features soaring ceilings and large windows, filling the home with natural light. The chef-inspired kitchen is equipped with stainless steel appliances, custom crown moulding cabinetry, and a large island – perfect for both everyday cooking and entertaining. The main floor also includes a cozy living room and flexible space ideal for an office or study.

The upper level offers a spacious bonus room, a convenient laundry area with a built-in sink, a full bathroom, and generously sized bedrooms. The standout feature is the serene primary suite, complete with a walk-in closet and a spa-like ensuite – creating the ideal sanctuary for relaxation and luxury living.

The fully finished walkout basement offers flexible space for extended family, guests, or potential rental income. Featuring a large recreational area, a full bathroom, and



well-sized bedroom with an oversized window facing the backyard, this space can be customized to suit your needs.

Enjoy outdoor living with dual front & back balconies, a fenced landscaped yard, and easy access to walking paths and parks. The backyard provides a private concrete patio for relaxation or entertaining.

Beyond the home itself, Sage Hill offers a rare combination of convenience and tranquility. Enjoy the ease of living with close proximity to top-rated schools, parks, and a wide range of shopping options at nearby Sage Hill Crossing and Beacon Hill Centre. For commuters, the home provides quick access to major roadways, ensuring that you're well-connected to the rest of Calgary.

Recent upgrades further enhance this property's appeal. A brand-new roof provides long-term protection, while the freshly installed vinyl siding adds a fresh, modern look to the exterior, boosting curb appeal and durability.

This is your opportunity to own a beautifully appointed, move-in-ready luxury home in one of NW Calgary's most vibrant and connected neighborhoods. Whether you're raising a family, planning for the future, or looking for a home that checks all the boxes in terms of style, function, and comfort, 9 Sage Bluff Rise NW has it all.

Properties like this don't come around often in Sage Hill. Contact your Realtor today to schedule a private showing of this exceptional home and make it yours!

Built in 2016

## **Essential Information**

MLS® #	A2219871
Price	\$829,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,132
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	9 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0X5

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 11th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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