

# \$799,900 - 94 Sage Bluff Rise Nw, Calgary

MLS® #A2220883

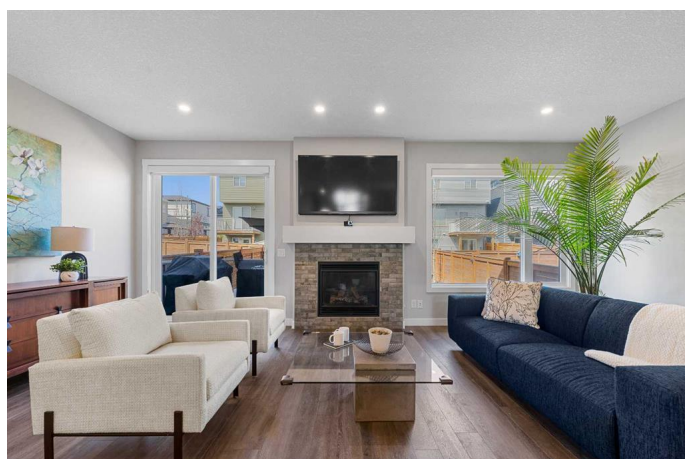
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,167 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

If you have been waiting for the right home to hit the market, your patience is about to pay off. Welcome to 94 Sage Bluff Rise NW. This proudly maintained fully finished home offers upgrades throughout and a timeless character that will keep you smiling for years to come. Starting on the main floor, Your rarely seen Gourmet kitchen features quartz countertops and a full stainless hoodfan accentuated by a carefully selected back splash. The chef in you will love the stainless gas cooktop with a built in oven & Microwave, along with a pantry perfect for the large family. The island is begging for you to entertain & complemented by the large dining area that can seat 6-8 comfortably. Boasting large windows, a fireplace, & plenty of room for any seating configurations you can imagine, this living room has all the space you want & need. Venturing up a short flight of stairs you will find your expansive bonus room complete with seamlessly integrated storage & a fun space for your little ones. This is a versatile space perfect for many configurations, all of which are inspired by the soaring ceilings & ample windows. Up another short flight of stairs you will find 2 bedrooms & a well appointed bathroom offering a dual vanity with quartz countertop. This bathroom is ideal for the large family, as the shower is separated from the sinks allowing multiple people to get ready at the same time while still maintaining privacy. After stepping past the dedicated laundry room you arrive in your primary bedroom offering the



retreat you deserve. The room itself is large enough to swallow your king sized bed along with any additional furniture you have. Your 5 piece ensuite offers extended height cabinetry, a Dual vanity with undermount sinks beneath the quartz countertop, along with a soaker tub & stand up shower. Good energy is found here perfect for starting your day or unwinding in peace. All of this and there is still more.. custom built ins are found within the separate walk in closet, this is an upgrade you will wonder how you ever lived without. As you head down to the lower level one can't help but notice the open spindle railing throughout this timeless home. Your fully finished basement features a wet bar, another living room perfect for movie & game nights with your friends, a 4th bedroom, and another full bathroom. Enter the furnace room, take note of the on demand water system and the well lit storage. Out back in the low maintenance fully landscaped yard, you will notice a quality sized deck, lower patio, & methodically planted trees offering added privacy in the summer months. A few other aspects for your consideration: This is a smoke free & Animal free home offering the added convenience of set it and forget it underground irrigation (makes having green grass a breeze!). Central A/C will keep you cool in the summer months with Hunter-Douglas blinds adorning the windows. This home will check a lot of boxes and will make a new owner very happy. Will it be you?

Built in 2018

**Essential Information**

MLS® #	A2220883
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,167
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	94 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1T4

### Amenities

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

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Other, Misting System
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Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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