

# \$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 reward you. Welcome to 94 Sage Bluff Rise NW. This proudly maintained fully finished home offers upgrades throughout along with a timeless character & finish quality that will keep you smiling for years to come. Starting on the main floor, Your not so often seen upgraded Gourmet kitchen features stainless appliances along with quartz countertops with an upgraded backsplash & hood fan. The chef in you will love the Gas cooktop with a built in oven & Microwave, along with the pantry perfect for the large family. The island is begging for you to entertain and is complemented by the large dining area. Boasting large windows, a fireplace, and plenty of room for any seating configurations you can imagine, this home has the space you want and need. Venturing up a short flight of stairs you will find your expansive bonus room with soaring ceilings & ample windows inviting plenty of natural light to filter in. This is a fantastic space for the family offering versatility. Imagine a large sectional & small home office, or a dream play area and games room, or many more potential configurations. Be sure to look at the kids zone behind one of the lower doors... perfect for toddlers to 10 year olds, or perhaps your 4 legged family member that would like their own home within the house. Also found here is an ideal storage area blending seamlessly into the floorplan. Up another short flight of stairs you will find 2



bedrooms and a well appointed bathroom offering a dual vanity with quartz countertop, and a separate shower ideal for large families needing privacy, while getting ready at the same time. Your primary bedroom is an ideal retreat. The room itself is large enough to swallow your king sized bed & additional furniture. Your ensuite (and spare bath) features an upgrade you rarely see in extended height countertops/cabinetry. It also features a dual vanity with quartz countertop, both a soaker tub and stand up shower, and plenty of storage. All of this plus custom built ins within the separate walk in closet, 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 nights and games with your friends, a 4th bedroom, another full bathroom, and tons of storage. Out back in the landscaped yard, you will notice a quality sized deck, lower patio, and methodically planted trees offering added privacy in the summer months. A few other aspects for your consideration: This is a smoke free home + Animal free home. Imagine Green grass thanks to the set it and forget it underground irrigation. Central A/C keeping you cool in the summer months. Hunter Douglas blinds and on demand hot water system. 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
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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