

# \$730,000 - 54 Sage Bluff Rise Nw, Calgary

MLS® #A2229474

**\$730,000**

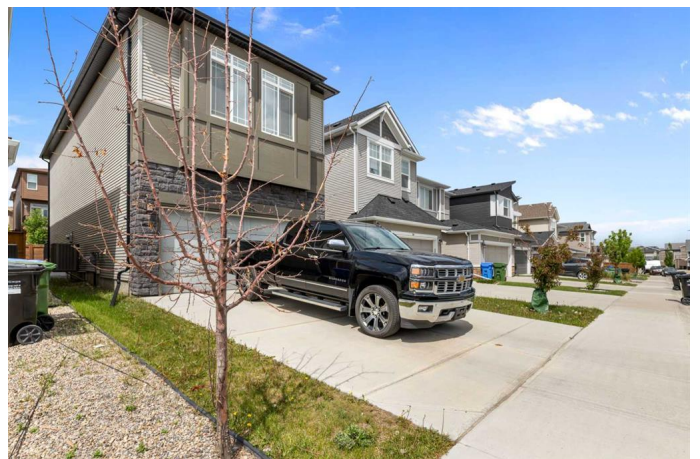
3 Bedroom, 3.00 Bathroom, 2,045 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Located in the desirable community of Sage Hill, this beautifully appointed home offers just over 2,000 sq ft of thoughtfully designed living space. Built in 2018, the main floor features an open concept layout with engineered hardwood flooring and numerous upgrades throughout. At the heart of the home is a striking expanded island with a saddle granite countertop, breakfast bar, and built-in wine fridge, surrounded by ample cabinetry, a gas cooktop, and a convenient walkthrough pantry. The spacious dining area is ideally positioned next to patio doors that open onto the west-facing deck, perfect for enjoying afternoon sun and evening gatherings. The open living room is bright and welcoming, complete with a gas fireplace and large windows.

Upstairs, a generous family room provides additional space to relax or entertain. The primary bedroom includes a 5-piece ensuite with dual sinks, a soaker tub, a separate shower, and a walk-in closet. Two additional bedrooms, a large laundry room, and another full bathroom complete the upper level. The basement remains unfinished, offering excellent potential for future development. Additional features include a double attached garage and a driveway with space for two more vehicles. Ideally located close to playgrounds, shopping, and transit, this is a fantastic opportunity to own a modern and stylish home in a thriving community.



Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229474    |
| Price          | \$730,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,045       |
| Acres          | 0.08        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54 Sage Bluff Rise Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1T4               |

## Amenities

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

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Granite Counters |
| Appliances        | See Remarks                                      |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | Central Air                                      |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas                                              |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Yard, Irregular Lot, Lawn               |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 143             |
| Zoning         | R-G             |
| HOA Fees       | 98              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.