

# \$900,000 - 177 Sage Bluff Rise Nw, Calgary

MLS® #A2256506

**\$900,000**

4 Bedroom, 4.00 Bathroom, 2,113 sqft

Residential on 0.19 Acres

Sage Hill, Calgary, Alberta

Welcome to this exceptional 2-storey home offering over 3,000 sq. ft. of living space with a fully developed walkout basement. Perfectly situated on a quiet half cul-de-sac, this property sits on a massive pie-shaped lot—fully landscaped, irrigated, and adorned with over 40 mature trees for beauty and privacy.

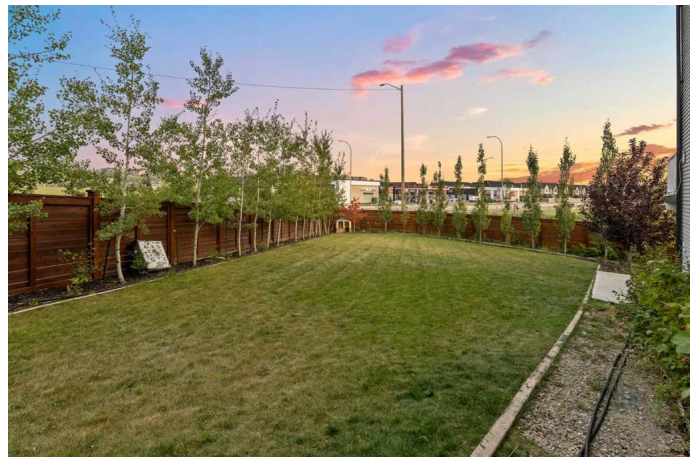
Step inside to discover an open main floor designed for both function and style. The gourmet kitchen features a waterfall island, double ovens, and oversized appliances, while the built-in bookshelves and mudroom with custom features add thoughtful touches.

Upstairs, you™ll find 3 spacious bedrooms, including a luxurious primary suite with a fully tiled spa-inspired ensuite complete with floor-to-ceiling glass shower.

The walkout basement extends your living space with a built-in office and a commercial-grade custom metal door safe room, ideal for secure storage.

Outdoor living is unmatched with an oversized dura deck, a shed designed to match the home, and endless yard space for entertaining, gardening, or relaxing.

With over \$150,000 in upgrades, this home is truly one-of-a-kind—offering the best lot in the community paired with high-end finishes



throughout.

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256506    |
| Price          | \$900,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,113       |
| Acres          | 0.19        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 177 Sage Bluff Rise Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 1W3                |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                          |
| Parking Spaces | 2                                                                                                             |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, See Remarks |
| # of Garages   | 2                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric                                                                                                                                  |

|                 |                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------|
|                 | Cooktop, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings, Double Oven |
| Heating         | Forced Air, Natural Gas                                                                         |
| Cooling         | Central Air, Full                                                                               |
| Fireplace       | Yes                                                                                             |
| # of Fireplaces | 1                                                                                               |
| Fireplaces      | Electric                                                                                        |
| Has Basement    | Yes                                                                                             |
| Basement        | Finished, Full, Walk-Out                                                                        |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony                                                   |
| Lot Description   | Cul-De-Sac, Pie Shaped Lot, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-G                  |
| HOA Fees       | 97                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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