

# \$850,000 - 9 Sage Bluff Rise Nw, Calgary

MLS® #A2211334

**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,132 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

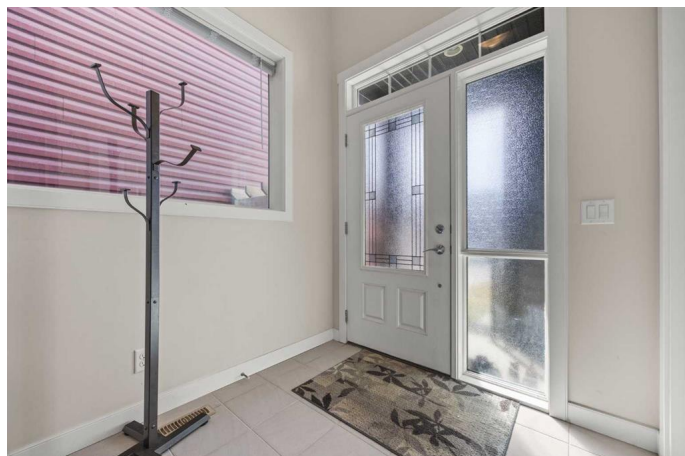
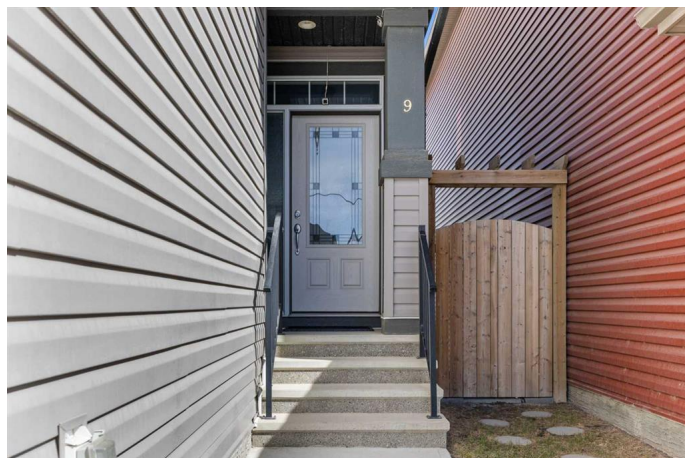
Welcome to 9 Sage Bluff Rise NW – a beautifully appointed home nestled in the desirable community of Sage Hill. This thoughtfully designed property offers an ideal blend of modern finishes and functional living. Step inside to discover an open-concept layout with soaring ceilings, large windows that flood the space with natural light, and a chef’s kitchen perfect for entertaining. The spacious upper level features a bonus room, generously sized bedrooms, including a serene primary suite with a walk-in closet and spa-inspired ensuite. The standout feature is a fully finished walkout basement, offering additional living space- ideal for guests, extended family, or future rental potential. Enjoy outdoor living with a landscaped yard and front & back balconies, nearby walking paths, parks, and amenities. With easy access to major routes, shopping, and schools, this is the perfect place to call home. Additional highlights include a brand-new roof & freshly installed vinyl siding, ensuring peace of mind for years to come. Don’t miss out on this opportunity to own a well cared fully finished luxury home with all its modern features & beauty. Contact your realtor for a private viewing of this stunning home today.

Built in 2016

## Essential Information

MLS® #

A2211334



|                |             |
|----------------|-------------|
| Price          | \$850,000   |
| 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          | 2 Storey    |
| 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, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Humidifier                                                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                       |
| 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, No Neighbours Behind     |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 16               |
| Zoning         | R-G              |
| HOA Fees       | 98               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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