

9 Sage Bluff Rise NW  
Calgary, Alberta

MLS # A2211334

\$850,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

**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)

**Inclusions:** Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Central vacuum system, Water osmosis system.

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 it’s modern features & beauty. Contact your realtor for a private viewing of this stunning home today.