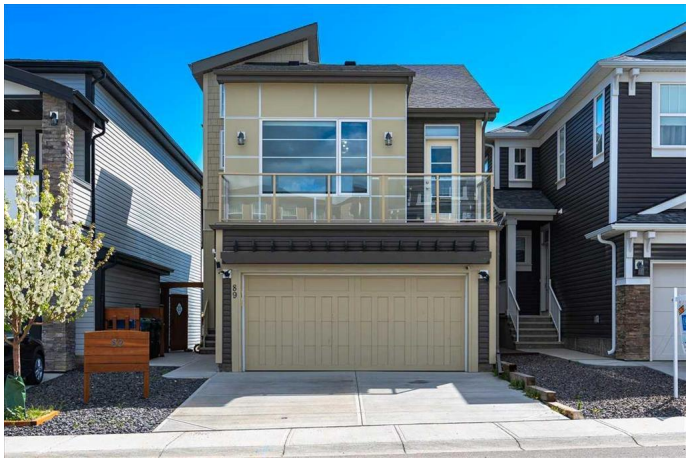
$939,911 - 89 Sage Bluff Rise Nw, Calgary

MLS® #A2223779

$939,911
4 Bedroom, 4.00 Bathroom, 2,179 sqft
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta



Exquisite and versatile, this 4-bedroom, 3.5-bathroom split-level residence is masterfully crafted for both family living and entertaining. The open-concept main floor is a testament to elegance, featuring PREMIUM LUXURY VINYL PLANK FLOORING, EXPANSIVE WINDOWS, and a chefâ€™s dream kitchen. The kitchen is adorned with an OVERSIZED ISLAND, FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a BUILT-IN WALL OVEN, a sophisticated CHIMNEY HOOD FAN, and a spacious WALK-IN PANTRY.

The upper level boasts three generously sized bedrooms and a LAVISH 5-PIECE MAIN BATH complete with DOUBLE SINKS. The primary suite offers a LARGE CLOSET and an OPULENT 5-PIECE ENSUITE. The UPPER-LEVEL LAUNDRY ROOM enhances practicality with AMPLE STORAGE SPACE.

Significant upgrades enhance the homeâ€™s appeal, including STAINED MAPLE RAILINGS THROUGHOUT, a COZY FIREPLACE, a VAULTED CEILING IN THE BONUS ROOM, and QUARTZ COUNTERTOPS IN ALL BATHROOMS. Beyond these, the home features $25K WORTH OF LUXURIOUS HUNTER DOUGLAS WINDOW TREATMENTS, a 12X24-FOOT DURA DECK equipped with POT LIGHTS and a GARDEN FAN, a HEATED OUTDOOR WATER TAP,

and CUSTOM LIGHTING SOLUTIONS. The garage is designed for durability and style, featuring an EPOXY FINISH, DRYWALL, CEILING ENHANCEMENTS, and POT LIGHTING.

The WALKOUT BASEMENT presents a fully LEGAL SUITE with ONE BEDROOM PLUS A DEN, an UPGRADED KITCHEN with QUARTZ COUNTERTOPS, CHIMNEY HOOD FAN, and GAS STOVE, making it perfect for extended family stays, guest accommodations, or rental potential.

This stunning home is brimming with NUMEROUS UPGRADES, MODERN FINISHES, and ADAPTABLE LIVING SPACES. Located in the highly desirable SAGE HILL community, it offers an idyllic blend of CONVENIENCE AND SERENITY. Enjoy proximity to PARKS, WALKING PATHS, and TOP-TIER SCHOOLS, with swift access to SAGE HILL QUARTER, SAGE HILL CROSSING, and BEACON HILL CENTREâ€”featuring SOBEYS, DINING OPTIONS, DAYCARE, TIM HORTONS, and more. For commuters, MAJOR THOROUGHFARES are just minutes away, ensuring SEAMLESS CONNECTIVITY to all of Calgary.

DONâ€™T MISS THE OPPORTUNITY to own this REMARKABLE HOME, where LUXURY AND FUNCTIONALITY MEET.

Built in 2018

Essential Information

MLS® #	A2223779
Price	$939,911
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,179
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	89 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	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.

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