

\$780,000 - 93 Sage Bluff Rise Nw, Calgary

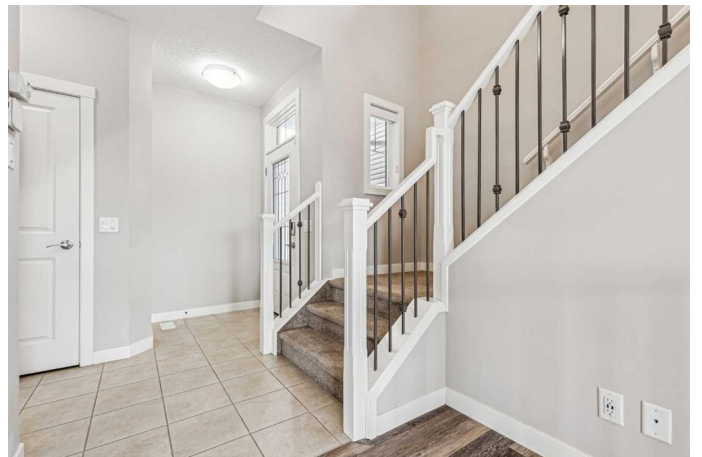
MLS® #A2202988

\$780,000

3 Bedroom, 3.00 Bathroom, 2,201 sqft
Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Welcome to this meticulously cared-for, 2-storey single-family detached home with double-attached garage in Sage Hill! Offering the perfect blend of comfort and elegance, this home features 3 spacious bedrooms, 2 bathrooms upstairs (including a luxurious master ensuite), a spacious laundry room and a large bonus room with a stunning tray ceiling, ideal for family movie nights. As you enter the main floor, you are greeted by an open-concept design that creates an inviting and airy atmosphere throughout. The bright living room, complete with a cozy fireplace, flows seamlessly into the dining area, making this home perfect for entertaining. The upgraded kitchen boasts beautiful quartz countertops, a large island with pendant lighting, and a gorgeous backsplash. With a huge pantry and plenty of storage space, this kitchen is as functional as it is stylish. A 2-piece bath completes the main level. Step outside through the dining area to the beautiful deck, overlooking the landscaped backyard, with scenic views of green spaces in the distance—perfect for outdoor relaxation or entertaining. The walkout basement is partly finished and offers endless potential to create your dream space, whether it's an additional family room, bathroom, or extra bedroom. With direct access to the backyard, it's a fantastic extension of your living space. Additional features include brand-new shingles, fresh paint touch-ups, professional cleaning, and newly cleaned carpets, ensuring



that this home is in pristine condition and ready for you to move in and enjoy! Located close to restaurants, grocery stores, parks/playgrounds, and a bus stop, this home has it all. Don't miss out on this exceptional opportunity – book your showing today and make this lovingly maintained home yours!

Built in 2018

Essential Information

MLS® #	A2202988
Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,201
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	93 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, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.