

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

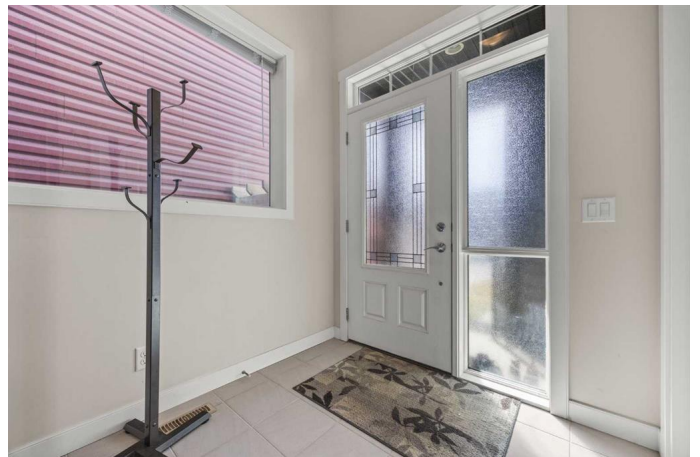
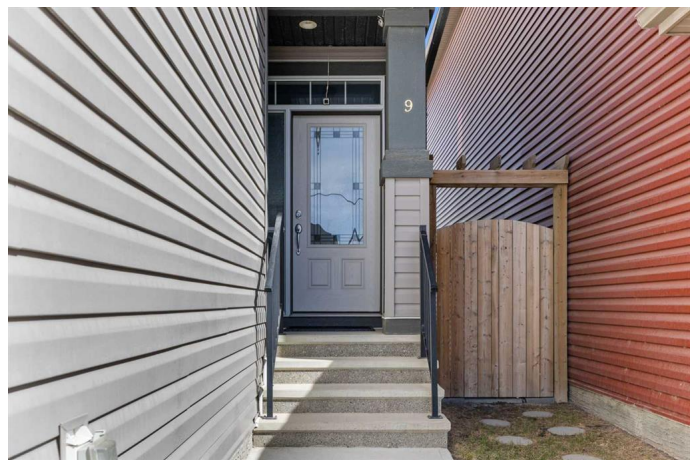
MLS® #A2211334

**\$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 â€“ 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 chefâ€™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. Donâ€™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	4
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bravo 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.