

**9 Sage Bluff Rise NW
Calgary, Alberta**

MLS # A2219871



\$829,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	4 Level Split		
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, Landscaped, No Neighbours Behind		

Heating:	Forced Air	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, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to 9 Sage Bluff Rise NW – A Fully Finished Family Home in the Sought-After Community of Sage Hill. Located in the highly desirable Sage Hill community, this beautifully designed home blends style, function, and modern elegance. With spacious interiors, high-end finishes, and exceptional versatility, this move-in-ready residence offers everything today’s families need. The open-concept layout features soaring ceilings and large windows, filling the home with natural light. The chef-inspired kitchen is equipped with stainless steel appliances, custom crown moulding cabinetry, and a large island—perfect for both everyday cooking and entertaining. The main floor also includes a cozy living room and flexible space ideal for an office or study. The upper level offers a spacious bonus room, a convenient laundry area with a built-in sink, a full bathroom, and generously sized bedrooms. The standout feature is the serene primary suite, complete with a walk-in closet and a spa-like ensuite—creating the ideal sanctuary for relaxation and luxury living. The fully finished walkout basement offers flexible space for extended family, guests, or potential rental income. Featuring a large recreational area, a full bathroom, and well-sized bedroom with an oversized window facing the backyard, this space can be customized to suit your needs. Enjoy outdoor living with dual front & back balconies, a fenced landscaped yard, and easy access to walking paths and parks. The backyard provides a private concrete patio for relaxation or entertaining. Beyond the home itself, Sage Hill offers a rare combination of convenience and tranquility. Enjoy the ease of living with close proximity to top-rated schools, parks, and a wide range of shopping options at nearby Sage Hill Crossing and Beacon Hill Centre. For commuters, the home provides quick

access to major roadways, ensuring that you're well-connected to the rest of Calgary. Recent upgrades further enhance this property's appeal. A brand-new roof provides long-term protection, while the freshly installed vinyl siding adds a fresh, modern look to the exterior, boosting curb appeal and durability. This is your opportunity to own a beautifully appointed, move-in-ready luxury home in one of NW Calgary's most vibrant and connected neighborhoods. Whether you're raising a family, planning for the future, or looking for a home that checks all the boxes in terms of style, function, and comfort, 9 Sage Bluff Rise NW has it all. Properties like this don't come around often in Sage Hill. Contact your Realtor today to schedule a private showing of this exceptional home and make it yours!