

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

**MLS # A2219871**



**\$829,000**

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

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

**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!