

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

**MLS # A2279396**



**\$800,000**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                                                                |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 4 Level Split                                                            |               |                  |
| <b>Size:</b>     | 2,127 sq.ft.                                                             | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Low Maintenance Landscape, Underground Sprink    |               |                  |

|                    |                                                                                                                                                  |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s) |                   |     |
| <b>Inclusions:</b> | n/a                                                                                                                                              |                   |     |

Welcome to this beautifully designed 4-level split offering 2,163 sq. ft. above grade plus a fully developed 710 sq. ft. walkout basement, perfectly located on a quiet half cul-de-sac—an ideal setting for families. The open-concept main floor is bright and inviting, featuring a high-end kitchen with quality finishes and excellent flow for everyday living and entertaining. Just up a level, the stunning bonus room showcases a dramatic vaulted ceiling and an elegant built-in bookshelf, creating a warm and functional space for relaxing or gathering. The upper level hosts three spacious bedrooms, including the primary retreat complete with a walk-in closet and a well-appointed ensuite featuring double sinks. A standout large walk-in laundry room with custom built-ins adds both luxury and convenience to daily living. The walkout basement is fully developed and incredibly versatile, offering a fourth bedroom, full bathroom, private office, and a large recreation room—perfect for guests, a home workspace, or additional family living space. Situated on a quiet, family-friendly street, this home is ideal for children and offers unbeatable access to shopping, amenities, and major routes including the ring road. A rare combination of space, design, and location—this home truly has it all.