

# \$789,500 - 142 Sage Bluff Rise Nw, Calgary

MLS® #A2221354

## \$789,500

4 Bedroom, 4.00 Bathroom, 2,154 sqft

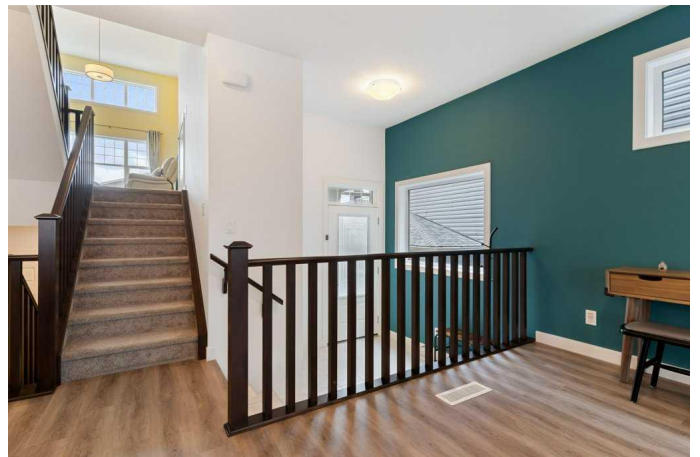
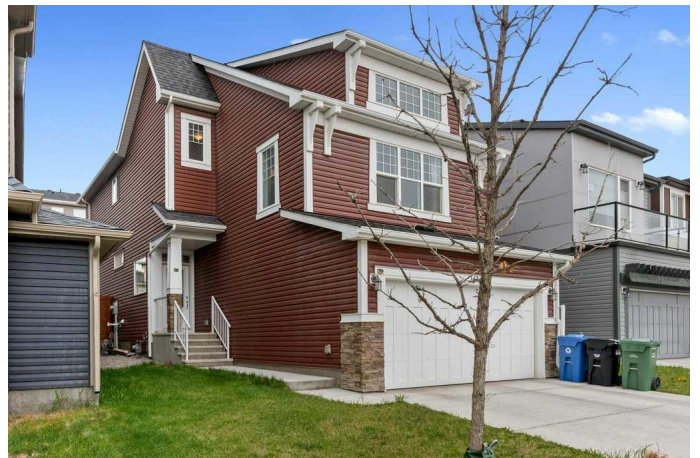
Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Public Open House this Sunday (July 27th)  
2:00 - 4:30 p.m. Welcome to this beautiful well kept modern designed 2153 sq. ft. single detached property situated in a quiet location yet amenity rich Sage Hill community. Step inside you will find the main floor in functional open floor plan concept. Big windows radiates light in Living and dining area. Kitchen has beautiful maple flat panel cabinetry, ceramic tile backsplashes, soft close door hinges & full extension drawer slides, luxury vinyl Plank flooring, granite countertops and good sized island for breakfast in the morning. Stainless Steel Appliances. Patio door from dining area to backyard already equipped with BBQ gas line installation. Upper level has separate laundry room, Upper level 13' height ceiling big family room/bonus room is good for entertainments. This property has a total of 4 bedrooms and 3 1/2 baths. Master bedroom included walk in closet and ensuite bathroom. Basement also fully developed with a huge recreational area, 4th bedroom, a storage room or a den, 3 piece full bath. and furnace room. Colored walls recently repainted to original white color. This property is perfect for growing families or multi-generational living. Seller just moved out and is easy for immediate possession. Price has been reduced. Please call to view to appreciate.

Built in 2019

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2221354      |
| Price          | \$789,500     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,154         |
| Acres          | 0.07          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 142 Sage Bluff Rise Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 1W3                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Community Gardens      |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, No Animal Home |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator        |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | BBQ gas line                       |
| Lot Description   | Interior Lot, Irregular Lot, Level |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 72             |
| Zoning         | R-G            |
| HOA Fees       | 98             |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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