

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

MLS® #A2221354

**\$789,500**

4 Bedroom, 4.00 Bathroom, 2,154 sqft

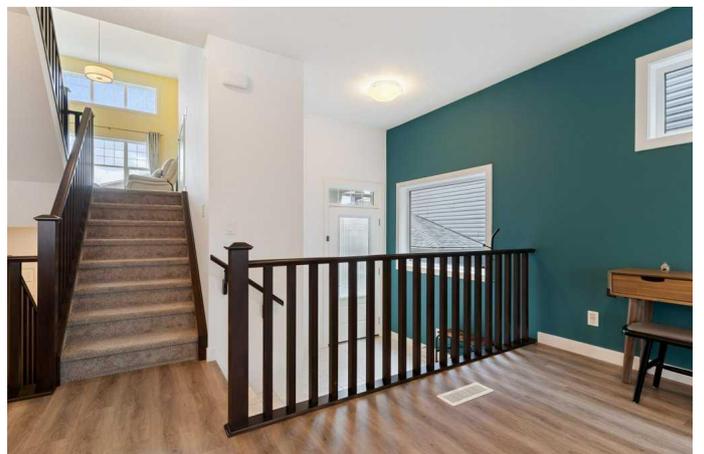
Residential on 0.07 Acres

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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