

\$730,000 - 54 Sage Bluff Rise Nw, Calgary

MLS® #A2229474

\$730,000

3 Bedroom, 3.00 Bathroom, 2,045 sqft

Single Family on 0.08 Acres

Sage Hill, Calgary, Alberta

Located in the desirable community of Sage Hill, this beautifully appointed home offers just over 2,000 sq ft of thoughtfully designed living space. Built in 2018, the main floor features an open concept layout with engineered hardwood flooring and numerous upgrades throughout. At the heart of the home is a striking expanded island with a saddle granite countertop, breakfast bar, and built-in wine fridge, surrounded by ample cabinetry, a gas cooktop, and a convenient walkthrough pantry. The spacious dining area is ideally positioned next to patio doors that open onto the west-facing deck, perfect for enjoying afternoon sun and evening gatherings. The open living room is bright and welcoming, complete with a gas fireplace and large windows. Upstairs, a generous family room provides additional space to relax or entertain. The primary bedroom includes a 5-piece ensuite with dual sinks, a soaker tub, a separate shower, and a walk-in closet. Two additional bedrooms, a large laundry room, and another full bathroom complete the upper level. The basement remains unfinished, offering excellent potential for future development. Additional features include a double attached garage and a driveway with space for two more vehicles. Ideally located close to playgrounds, shopping, and transit, this is a fantastic opportunity to own a modern and stylish home in a thriving community.

(id:6289)



Built in 2018

Essential Information

Listing #	A2229474
Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,045
Acres	0.08
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	54 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R1T4

Amenities

Amenities	Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding, Wood siding
Exterior Features	Lawn
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

TREC The Real Estate Company



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