

# \$875,000 - 177 Sage Bluff Rise Nw, Calgary

MLS® #A2256506

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,113 sqft

Single Family on 0.19 Acres

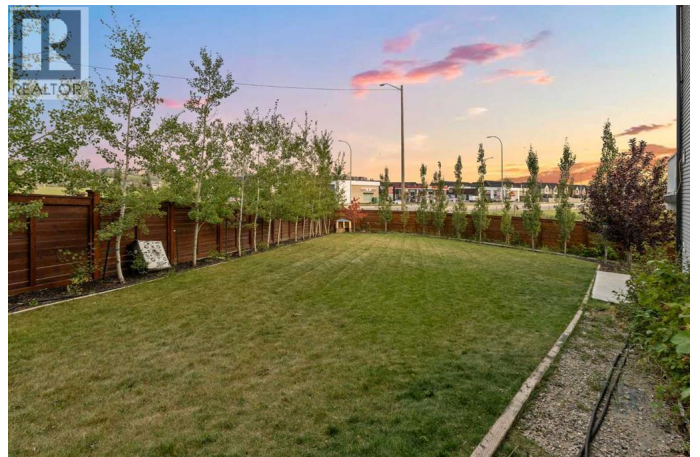
Sage Hill, Calgary, Alberta

Welcome to this exceptional 2-storey home offering over 3,000 sq. ft. of living space with a fully developed walkout basement. Perfectly situated on a quiet half cul-de-sac, this property sits on a massive pie-shaped lotâ€”fully landscaped, irrigated, and adorned with over 40 mature trees for beauty and privacy. Step inside to discover an open main floor designed for both function and style. The gourmet kitchen features a waterfall island, double ovens, and oversized appliances, while the built-in bookshelves and mudroom with custom features add thoughtful touches. Upstairs, youâ€™ll find 3 spacious bedrooms, including a luxurious primary suite with a fully tiled spa-inspired ensuite complete with floor-to-ceiling glass shower. The walkout basement extends your living space with a built-in office and a commercial-grade custom metal door safe room, ideal for secure storage. Outdoor living is unmatched with an oversized dura deck, a shed designed to match the home, and endless yard space for entertaining, gardening, or relaxing. With over \$150,000 in upgrades, this home is truly one-of-a-kindâ€”offering the best lot in the community paired with high-end finishes throughout. (id:6289)

Built in 2019

## Essential Information

Listing #                      A2256506



Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,113
Acres	0.19
Year Built	2019
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	177 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R1W3

### **Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Treed, See remarks, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage, See Remarks, Street
# of Garages	2

### **Interior**

Appliances	Washer, Refrigerator, Water softener, Cooktop - Electric, Dishwasher, Oven, Dryer, Oven - Built-In, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning, Fully air conditioned
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

### **Exterior**

Exterior	Vinyl siding
Exterior Features	Underground sprinkler

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Real Broker
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