

# \$785,000 - 225 Sage Bluff Rise Nw, Calgary

MLS® #A2203044

**\$785,000**

4 Bedroom, 4.00 Bathroom, 2,204 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Located in the desirable community of Sage Hill, this beautifully designed home offers modern finishes, spacious living areas, and a prime location. The main floor features an open and bright layout with a contemporary kitchen, complete with quartz countertops, stainless steel appliances, ceiling-height cabinets, and a walk-through pantry for added convenience. The living and dining areas are filled with natural light, creating a warm and inviting atmosphere. A mudroom and a stylish half-bathroom add to the functionality of the main level. Upstairs, features carpet flooring and a well-thought-out layout. The spacious primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite. A versatile bonus room comes equipped with a TV wall mount and entertainment shelf, perfect for relaxing or entertaining. Two additional well-sized bedrooms, a 4-piece bathroom, and a full laundry room complete the upper level. The fully developed basement expands the living space with a large recreation room, a spacious bedroom, a storage room, and a modern 4-piece bathroom. The home is roughed in for air conditioning and central vacuum. Brand new roof is being done in April. Enjoy the peaceful surroundings as the property backs onto scenic farmland, providing a serene backdrop. Situated in NW Calgary, Sage Hill is a well-planned community offering parks, walking paths, shopping, and dining. Sage Hill Quarter Complex is just minutes away, featuring Sobeys, restaurants, pubs, daycare,



Tim Hortons, and more. With quick access to Shaganappi Trail, commuting is effortless. Donâ€™t miss this opportunity to own a stunning home in a prime location!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203044    |
| Price          | \$785,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,204       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 225 Sage Bluff Rise Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 1W2                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, |

|              |                         |
|--------------|-------------------------|
|              | Washer/Dryer            |
| Heating      | Forced Air, Natural Gas |
| Cooling      | Rough-In                |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | See Remarks, Irregular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 33               |
| Zoning         | R-G              |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.