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

MLS® #A2229474

#### \$730,000

3 Bedroom, 3.00 Bathroom, 2,045 sqft Residential 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.







#### **Essential Information**

MLS® # A2229474 Price \$730,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,045
Acres 0.08
Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

### **Community Information**

Address 54 Sage Bluff Rise Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1T4

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan, Granite Counters

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Irregular Lot, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 142
Zoning R-G
HOA Fees 98

HOA Fees Freq. ANN

## **Listing Details**

Listing Office TREC The Real Estate Company

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