

\$879,900 - 288 Sage Bluff Rise Nw, Calgary

MLS® #A2108467

\$879,900

4 Bedroom, 4.00 Bathroom, 2,233 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Nestled in the serene Sage Hill neighborhood, this magnificent split-level home is a masterpiece of contemporary living and modern convenience. As you step inside, you'll be greeted by the captivating elegance of the open-concept layout, accentuated by upgraded vinyl flooring that gracefully flows from room to room.

The heart of the home is the extended kitchen, a culinary haven that features luxurious quartz countertops, stainless steel appliances, and a sleek coffee station—perfect for fueling your morning routines or hosting friends and family.

The main level is a haven for relaxation, offering a refined living space and an upper balcony off the dining area, where you can enjoy your morning coffee while soaking in breathtaking views of the ridge and hills.

The upper floor presents three generously sized bedrooms, ideal for your family with a beautifully appointed primary bedroom with enough space for a king-size bed, a walk-in closet, and a spa-like ensuite bathroom featuring a dual vanity, a large soaker tub, and an enclosed shower. For added convenience, the laundry room is located on the upper floor, complete with a sink and thoughtful organization.

This home also features a second-level bonus room, a show-stopper with a cathedral-style



ceiling, built-in cabinetry, and two large storage cubbies, providing additional space for entertainment or relaxation.

The fully finished walkout basement is a versatile space that boasts a fourth bedroom, an office area, and a full bathroom, providing endless opportunities for personalization. The separate entrance and large open space is ideal for a kitchen if you're looking for the potential to add a suite or an expanded living area.

Beyond the confines of this stunning property lies the allure of Sage Hill itself, with its 11.7 kilometers of paved trails. Whether you're an avid hiker, biker, or dog walker, you'll find endless opportunities to explore the scenic beauty of the area, including the serene Sage Hill Lake, a haven for various bird species.

Sage Hill is also home to several bustling commercial centers, including Sage Hill Crossing, Sage Hill Plaza, and Sage Hill Quarter, where you'll find a wealth of shopping, dining, and entertainment options. Nearby, Creekside Shopping Centre and Beacon Hill Shopping Centre offer additional conveniences and experiences for residents.

Don't miss out on the opportunity to experience the harmonious blend of luxury, comfort, and natural beauty that this stunning home and the Sage Hill community has to offer.

Built in 2019

Essential Information

MLS® #	A2108467
Price	\$879,900
Sold Price	\$863,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,233
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	288 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1W2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, City Lot, Interior Lot, Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 17th, 2024
Date Sold	March 30th, 2024
Days on Market	42
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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