

\$725,000 - 50 Sage Bluff Rise Nw, Calgary

MLS® #A2132119

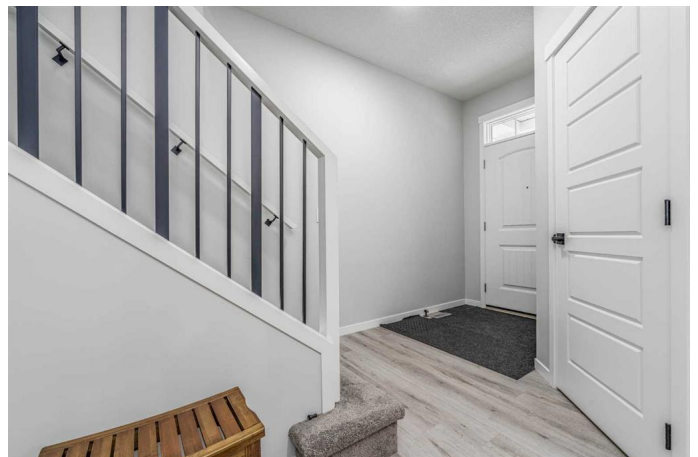
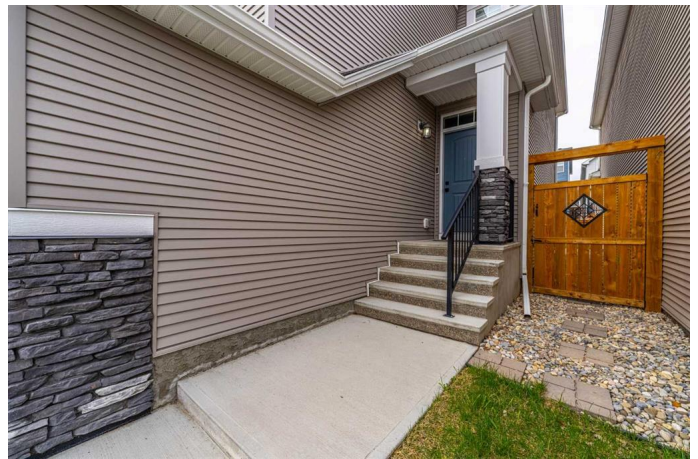
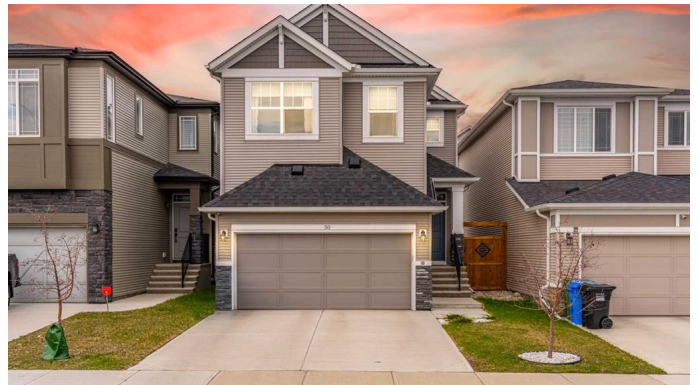
\$725,000

3 Bedroom, 3.00 Bathroom, 1,787 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

This beautiful detached property, built just a few years ago, is ready for you to make it your home! The home is still so new it even has the envelope (exterior) and structural foundation warranty in place. With its spotless appearance, this house is sure to impress. Situated in the popular community of Sage Hill, it offers all the amenities you need within close proximity. Getting around is easy with quick access out to the surrounding main roads. The highlight of the house is undoubtedly the kitchen, with its modern colours, finishes, stainless steel appliances, beautiful countertops, and the walk-through pantry that leads to the garage entry mudroom. The living and dining areas have a welcoming feel and plenty of space for entertaining your guests. You'll enjoy natural sunlight from the west facing backyard. The second level's layout includes a bonus room in the middle, separating the primary bedroom from the additional two bedrooms and full bathroom. The primary bedroom is very spacious, complete with its own bathroom and walk-in closet. The primary bathroom has a soaker tub to relax those muscles and a separate shower. Having the laundry room on the second level near the bedrooms adds extra convenience. The basement is a blank canvas, awaiting your own design. The home is equipped with air conditioning so you can stay cool during the hot summer months. Don't miss out on this fantastic opportunity to turn this property into your home sweet home! Please see the video



and 3D tour.

Built in 2020

Essential Information

MLS® #	A2132119
Price	\$725,000
Sold Price	\$741,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,787
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	50 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T4

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	July 16th, 2024
Days on Market	61
Zoning	R-1N
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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