

\$599,000 - 279 Sage Bluff Rise Nw, Calgary

MLS® #A2135594

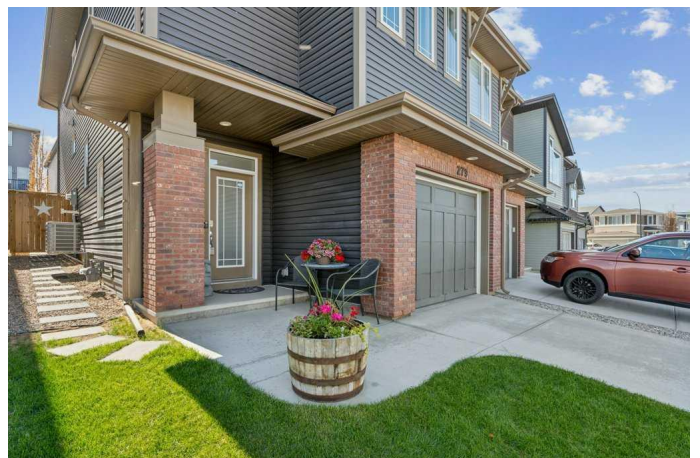
\$599,000

3 Bedroom, 4.00 Bathroom, 1,811 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Welcome to your dream home in the heart of Sage Hill! This stunning, like new (showhome condition 10/10 with Air Conditioning) 3-bedroom, 3.5-bathroom home combines modern elegance with everyday comfort, offering a lifestyle that is both luxurious and inviting. As you step inside, you'll be captivated by the exquisite LVP flooring, paired with soaring high ceilings and an abundance of natural light streaming through large windows, creating a warm and welcoming ambiance. The heart of this home is the stylish kitchen, a culinary haven equipped with upgraded stainless steel appliances, including a gas stove, perfect for those who love to cook. The kitchen also features a spacious island, pristine quartz countertops, and sleek white cabinetry, providing ample space and a contemporary feel. The adjoining living room is perfect for entertaining or relaxing, with a layout that flows seamlessly. Venture upstairs to find a versatile family room, ideal for movie nights or a play area. Conveniently located on this level is a laundry room, making chores a breeze. The uppermost level is a private sanctuary featuring three generously sized bedrooms. The huge primary suite is a highlight, boasting a walk-in closet and a luxurious 5-piece bathroom with a spa-like soaker tub and double vanity. Another well-appointed 4-piece bathroom serves the other two bedrooms. The fully developed basement is a true gem with its impressive 10'™ ceiling, expansive rec



room, and an additional 4-piece bathroom, offering endless possibilities for recreation and relaxation. Step outside to the west-facing backyard, a private oasis with a deck complete with a privacy screen and gas hook-up for your BBQ. The beautiful landscaping adds a touch of nature’s charm. An attached single garage provides convenience and security. Located in one of Calgary’s most sought-after communities, Sage Hill offers an abundance of green spaces, natural ravines, ponds, and a vibrant commercial district, making it the perfect place to call home.

Built in 2018

Essential Information

MLS® #	A2135594
Price	\$599,000
Sold Price	\$637,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,811
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	279 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1W2

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Lawn, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2024
Date Sold	May 30th, 2024
Days on Market	1
Zoning	R-G
HOA Fees	95.42
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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