

# \$875,000 - 97 Sage Bluff Rise Nw, Calgary

MLS® #A2205007

**\$875,000**

3 Bedroom, 3.00 Bathroom, 2,155 sqft  
Residential on 0.10 Acres

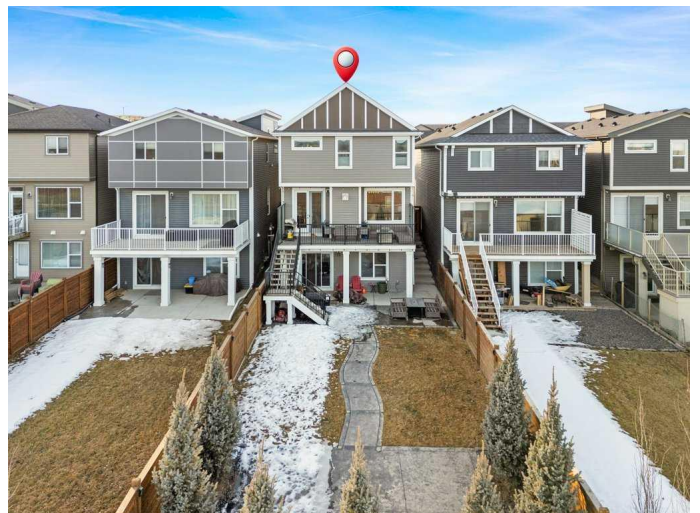
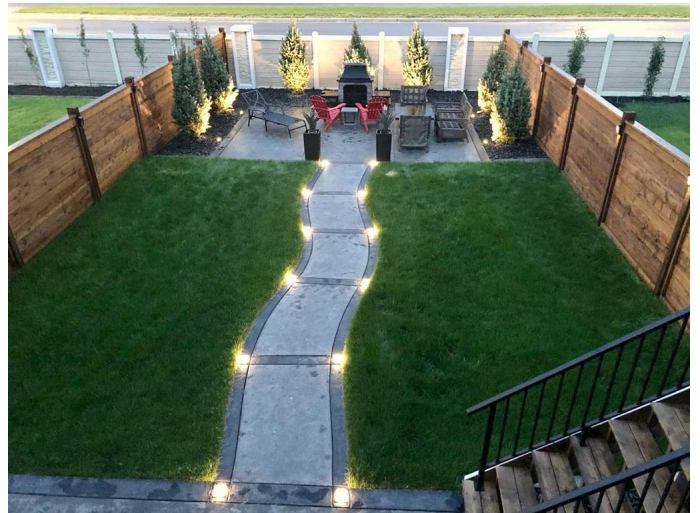
Sage Hill, Calgary, Alberta

Welcome to this stunning 3-bedroom home with a BRAND NEW ROOF in Symons Gate, a sought-after pocket community in Sage Hill. Thoughtfully designed for both comfort and functionality, this multi-level split home offers an open-concept layout, abundant natural light, and high-end finishes throughout.

The main floor is perfect for both everyday living and entertaining. The modern kitchen showcases dark walnut wood-grain cabinetry, built-in KitchenAid appliances, and a gas cooktop, making it ideal for home chefs. A spacious grand island, illuminated by stylish pendant lighting, provides ample prep and seating space. The dining area, accented with a sleek overhead light fixture, flows effortlessly into the living room, where a cozy gas fireplace awaits. Adjacent to the fireplace, a built-in wine & coffee bar with a beverage fridge adds a touch of luxury.

Step outside onto the spacious deck, featuring stairs leading down to the fully landscaped backyard. A custom concrete pathway leads to a tree-lined firepit area, surrounded by mature spruce trees—perfect for outdoor entertaining. The irrigation system ensures easy maintenance, keeping the yard lush year-round.

One of the standout features of this Sage Hill real estate gem is the bonus room, located above the garage. With its vaulted ceilings,



this flexible space provides the perfect secondary living area while keeping family members connected. Storage rooms on this level can be used as a child's playroom or for extra household storage.

Upstairs, the primary suite is a true retreat, featuring a walk-in closet and a spa-inspired ensuite with dual sinks, a large soaker tub, and a glass walk-in shower. Two additional bedrooms provide ample space for family, guests, or a home office. A full bathroom with dual sinks and a convenient upstairs laundry room complete this level.

The fully finished basement serves as a home gym and rec room, complete with wall mirrors and rubber flooring. This space also includes rough-ins for a future bathroom, offering versatility for future expansion.

With a double garage and a prime location close to parks, schools, and shopping, this home offers modern living in Sage Hill.

Don't miss out on this incredible home in Symons Gate—schedule a viewing today!  
\*Below grade mud room measurements are added to above grade\*

Built in 2018

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2205007  |
| Price          | \$875,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,155     |
| Acres          | 0.10      |
| Year Built     | 2018      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 97 Sage Bluff Rise Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1T4               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar        |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding             |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 14               |
| Zoning         | R-G              |
| HOA Fees       | 250              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

Listing Office      eXp Realty

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