



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

177 Sage Bluff Rise NW
Calgary, Alberta

MLS # A2256506



\$900,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional 2-storey home offering over 3,000 sq. ft. of living space with a fully developed walkout basement. Perfectly situated on a quiet half cul-de-sac, this property sits on a massive pie-shaped lot—fully landscaped, irrigated, and adorned with over 40 mature trees for beauty and privacy. Step inside to discover an open main floor designed for both function and style. The gourmet kitchen features a waterfall island, double ovens, and oversized appliances, while the built-in bookshelves and mudroom with custom features add thoughtful touches. Upstairs, you’ll find 3 spacious bedrooms, including a luxurious primary suite with a fully tiled spa-inspired ensuite complete with floor-to-ceiling glass shower. The walkout basement extends your living space with a built-in office and a commercial-grade custom metal door safe room, ideal for secure storage. Outdoor living is unmatched with an oversized dura deck, a shed designed to match the home, and endless yard space for entertaining, gardening, or relaxing. With over \$150,000 in upgrades, this home is truly one-of-a-kind—offering the best lot in the community paired with high-end finishes throughout.