



**189 Sage Bluff Rise NW
Calgary, Alberta**

MLS # A2320469



\$778,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,205 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Backing directly onto open green space, this fully developed multi-level home offers over 2,200 square feet of total interior living space. Located in the highly desirable community of Sage Hill, this home perfectly blends modern design with premium outdoor living. The main floor welcomes you with a bright foyer that leads into an expansive open-concept living area centered around a cozy fireplace. The chef-inspired kitchen boasts quartz countertops, stainless steel appliances, crisp cabinetry, and a massive walk-in pantry, flowing seamlessly into the dedicated dining space. From the living room, step out onto the full-width rear vinyl deck—complete with a structural pergola and fabric sun shade—offering the perfect venue to overlook your massive, fully fenced backyard featuring an integrated tiered retaining wall system. The upper levels provide unparalleled space separation. A massive, vaulted bonus family room occupies its own level, featuring dual walk-in storage closets and sliding doors out to a deep, private front balcony. The top floor features a convenient laundry room and FOUR LARGE bedrooms, including a primary retreat outfitted with a generous walk-in closet and a spa-like 5-piece ensuite with a deep soaking tub and separate stand-up shower. The fully finished lower level adds incredible versatility to the property, presenting a large recreation room finished with modern luxury vinyl plank flooring, a bright den space, a full 4-piece bathroom with premium mosaic tile detailing, and a separate legal bedroom. Complete with a deep, double attached garage outfitted with extensive built-in storage shelving, this exceptional property provides an unbeatable lifestyle backing onto nature.