



GRASSROOTS
REALTY GROUP

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241 Sage Bluff Rise NW
Calgary, Alberta

MLS # A2329335



\$785,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional, fully finished family home offering over 2,200 sq. ft. of beautifully designed living space in the highly sought-after community of Sage Hill. Perfectly positioned with no rear neighbours, this home backs onto a peaceful, fenced green space, providing added privacy and an enjoyable outdoor setting. The bright and functional main floor is designed to impress, featuring a private office, a spacious living room highlighted by a cozy fireplace, and a stunning kitchen complete with quartz countertops, stainless steel appliances, modern cabinetry, a large centre island, and an oversized walk-in pantry. The adjacent dining area opens onto a full-width deck overlooking the fully landscaped and fenced backyard—an ideal space for entertaining, family gatherings, or simply relaxing while enjoying the open views behind the home. Upstairs, you'll find a spacious bonus room, convenient upper-level laundry, and four generously sized bedrooms. The impressive primary offers a large walk-in closet and a luxurious 5-piece en featuring dual sinks, a deep soaker tub, and a separate glass shower. The fully finished legal basement offers incredible versatility and additional value. With its own private side entrance, the includes two bedrooms, a full 4-piece bathroom, and a spacious living area, making it ideal for multi-generational living or rental income. The is currently operating as a successful Airbnb, providing an excellent opportunity for buyers looking to offset their mortgage or expand their investment portfolio. Additional highlights include a front-attached double garage, completed landscaping, and a concrete walkway leading from the front of the home to the side entrance for convenient access to the legal . Ideally located just minutes from parks, walking paths, schools, shopping, restaurants, and major roadways, this move-in-ready home

combines modern finishes, a functional layout, exceptional privacy, and outstanding income potential. A rare opportunity to own a home that truly offers the best of family living and smart investing.