



GRASSROOTS
REALTY GROUP

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190 Sage Bluff Rise NW
Calgary, Alberta

MLS # A2336886



\$654,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Welcome to 190 Sage Bluff Rise NW, a move-in-ready home in the desirable community of Symons Gate. Built in 2019, this exceptional and well-priced property features 3 upper-level bedrooms, 3.5 bathrooms, and a professionally finished full basement. Step inside to find a freshly painted interior highlighted by a modern kitchen complete with quartz countertops and brand-new stainless steel fridge and stove. The functional upper floor hosts 3 spacious bedrooms—including a primary retreat with a massive walk-in closet and private ensuite—alongside a convenient dedicated laundry room and a large bonus room perfect for family gatherings. The fully developed basement boasts of a cozy, carpeted recreation room equipped with a wet bar and a full bathroom, offering excellent leisure and guest entertainment space. Outside, the beautifully landscaped backyard serves as a private oasis for summer hosting, while the front double attached garage features a south-facing driveway for effortless winter snow melt. Perfectly situated in a quiet neighborhood, this home offers quick access to local schools, parks, shopping, and walking trails, and sits within a comfortable walking distance to the shops at the Sage Meadows Corner. Quick possession is available.