

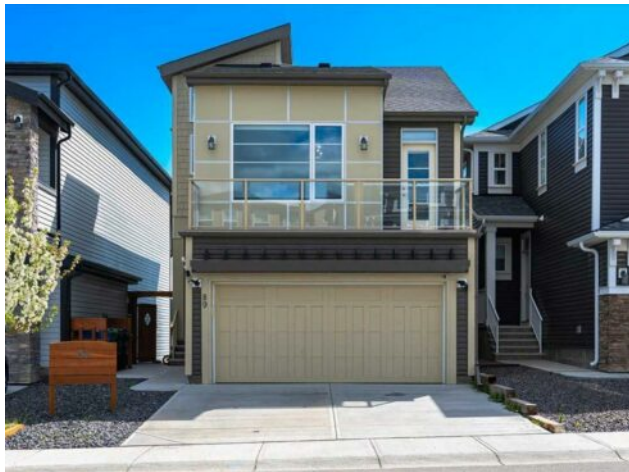


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

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

**MLS # A2223779**



**\$939,911**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,179 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Window coverings

Exquisite and versatile, this 4-bedroom, 3.5-bathroom split-level residence is masterfully crafted for both family living and entertaining. The open-concept main floor is a testament to elegance, featuring PREMIUM LUXURY VINYL PLANK FLOORING, EXPANSIVE WINDOWS, and a chef's dream kitchen. The kitchen is adorned with an OVERSIZED ISLAND, FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a BUILT-IN WALL OVEN, a sophisticated CHIMNEY HOOD FAN, and a spacious WALK-IN PANTRY. The upper level boasts three generously sized bedrooms and a LAVISH 5-PIECE MAIN BATH complete with DOUBLE SINKS. The primary suite offers a LARGE CLOSET and an OPULENT 5-PIECE ENSUITE. The UPPER-LEVEL LAUNDRY ROOM enhances practicality with AMPLE STORAGE SPACE. Significant upgrades enhance the home's appeal, including STAINED MAPLE RAILINGS THROUGHOUT, a COZY FIREPLACE, a VAULTED CEILING IN THE BONUS ROOM, and QUARTZ COUNTERTOPS IN ALL BATHROOMS. Beyond these, the home features \$25K WORTH OF LUXURIOUS HUNTER DOUGLAS WINDOW TREATMENTS, a 12X24-FOOT DURA DECK equipped with POT LIGHTS and a GARDEN FAN, a HEATED OUTDOOR WATER TAP, and CUSTOM LIGHTING SOLUTIONS. The garage is designed for durability and style, featuring an EPOXY FINISH, DRYWALL, CEILING ENHANCEMENTS, and POT LIGHTING. The WALKOUT BASEMENT presents a fully LEGAL SUITE with ONE BEDROOM PLUS A DEN, an UPGRADED KITCHEN with QUARTZ COUNTERTOPS, CHIMNEY HOOD FAN, and GAS STOVE, making it perfect for extended family stays, guest accommodations, or rental potential. This stunning home is brimming with NUMEROUS

UPGRADES, MODERN FINISHES, and ADAPTABLE LIVING SPACES. Located in the highly desirable SAGE HILL community, it offers an idyllic blend of CONVENIENCE AND SERENITY. Enjoy proximity to PARKS, WALKING PATHS, and TOP-TIER SCHOOLS, with swift access to SAGE HILL QUARTER, SAGE HILL CROSSING, and BEACON HILL CENTRE—featuring SOBEYS, DINING OPTIONS, DAYCARE, TIM HORTONS, and more. For commuters, MAJOR THOROUGHFARES are just minutes away, ensuring SEAMLESS CONNECTIVITY to all of Calgary. DON'T MISS THE OPPORTUNITY to own this REMARKABLE HOME, where LUXURY AND FUNCTIONALITY MEET.