



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

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54 Sage Bluff Rise NW
Calgary, Alberta

MLS # A2229474



\$800,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		
Inclusions:	N/A		

Located in the desirable community of Sage Hill, this beautifully appointed home offers just over 2,000 sq ft of thoughtfully designed living space. Built in 2018, the main floor features an open concept layout with engineered hardwood flooring and numerous upgrades throughout. At the heart of the home is a striking expanded island with a saddle granite countertop, breakfast bar, and built-in wine fridge, surrounded by ample cabinetry, a gas cooktop, and a convenient walkthrough pantry. The spacious dining area is ideally positioned next to patio doors that open onto the west-facing deck, perfect for enjoying afternoon sun and evening gatherings. The open living room is bright and welcoming, complete with a gas fireplace and large windows. Upstairs, a generous family room provides additional space to relax or entertain. The primary bedroom includes a 5-piece ensuite with dual sinks, a soaker tub, a separate shower, and a walk-in closet. Two additional bedrooms, a large laundry room, and another full bathroom complete the upper level. The basement remains unfinished, offering excellent potential for future development. Additional features include a double attached garage and a driveway with space for two more vehicles. Ideally located close to playgrounds, shopping, and transit, this is a fantastic opportunity to own a modern and stylish home in a thriving community.