

# \$915,000 - 89 Sage Bluff Rise Nw, Calgary

MLS® #A2223779

**\$915,000**

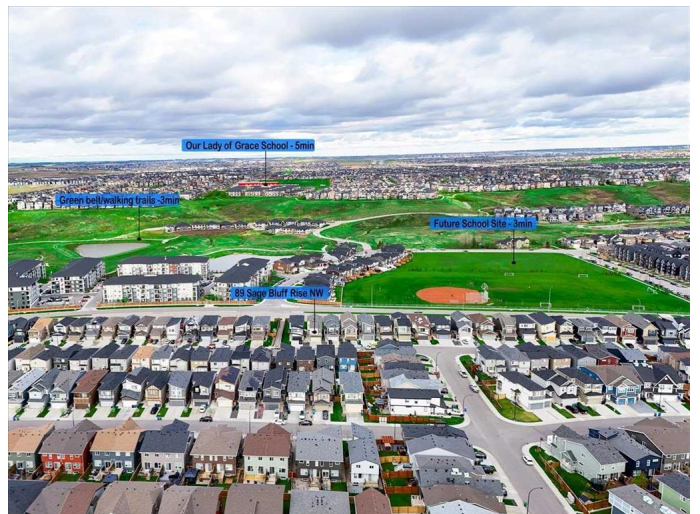
4 Bedroom, 4.00 Bathroom, 2,179 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Exquisite and versatile, this 4-bedroom, 3.5-bathroom split-level home in the highly sought-after Sage Hill community is designed for both refined family living and effortless entertaining. The open-concept main floor features premium luxury vinyl plank flooring, expansive windows that bathe the space in natural light, and a chef-inspired kitchen complete with an oversized island, full-height cabinetry, quartz countertops, stainless steel appliances, a built-in wall oven, a sleek chimney hood fan, and a spacious walk-in pantry.

Upstairs, you'll find three generously sized bedrooms including a luxurious primary suite with a large walk-in closet and a spa-like 5-piece ensuite. The upper level also includes a lavish 5-piece main bathroom with double sinks and a conveniently located laundry room with ample storage. The home is filled with thoughtful upgrades such as stained maple railings, a cozy fireplace, vaulted ceilings in the bonus room, quartz countertops in all bathrooms, and over \$25,000 in custom Hunter Douglas window treatments. The 12'x24' Dura Deck is enhanced with pot lights and a garden fan, complemented by a heated outdoor water tap and upgraded lighting solutions throughout. The attached garage is fully finished with epoxy flooring, drywall, ceiling enhancements, and pot lights for a polished look.



The WALKOUT BASEMENT FEATURES A FULLY LEGAL SUITE with one bedroom plus a den and an upgraded kitchen with quartz countertops, a gas stove, and a chimney hood fanâ€”ideal for extended family, guests, or RENTAL INCOME OPPORTUNITIES. The property is APPROVED BY THE CITY OF CALGARY FOR SHORT-TERM RENTALS and is CURRENTLY GENERATING \$6,500 TO \$7,000 PER MONTH through Airbnb, VRBO, and other platforms. This creates a STRONG POSITIVE CASH FLOW, making it a standout TURNKEY INVESTMENT OPPORTUNITY.

Located in a tranquil yet accessible neighborhood, the home is just minutes from parks, walking paths, top-tier schools, and shopping destinations such as Sage Hill Quarter, Sage Hill Crossing, and Beacon Hill Centre. Easy access to major roadways ensures seamless connectivity across Calgary.

Donâ€™t miss your chance to own this INCOME-GENERATING LUXURY HOME, where style, function, and financial return come together in one remarkable property.

Built in 2018

**Essential Information**

MLS® #	A2223779
Price	\$915,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,179
Acres	0.08
Year Built	2018
Type	Residential

Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	89 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
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Days on Market	96
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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