

# \$875,000 - 97 Sage Bluff Rise Nw, Calgary

MLS® #A2205007

**\$875,000**

3 Bedroom, 3.00 Bathroom, 2,155 sqft  
Residential on 0.10 Acres

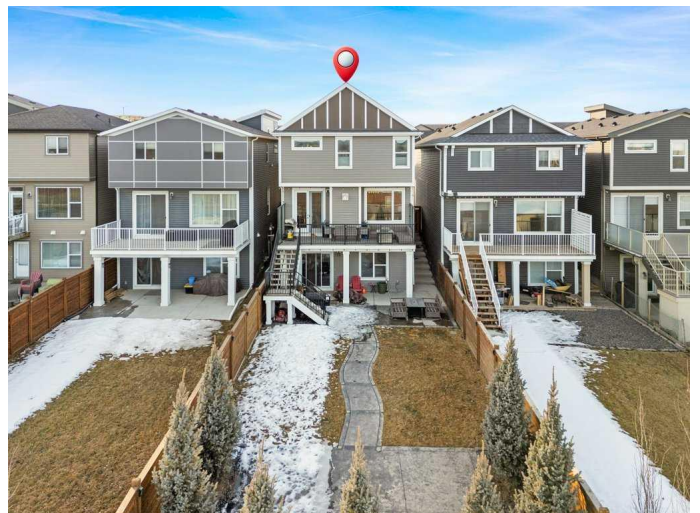
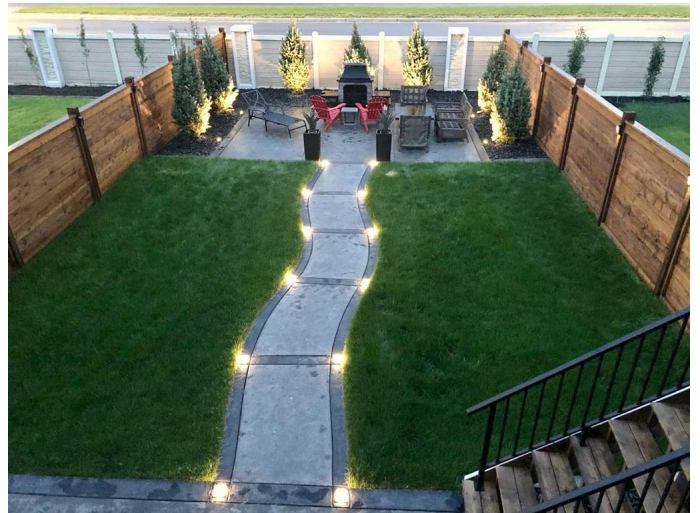
Sage Hill, Calgary, Alberta

Welcome to this stunning 3-bedroom home with a BRAND NEW ROOF in Symons Gate, a sought-after pocket community in Sage Hill. Thoughtfully designed for both comfort and functionality, this multi-level split home offers an open-concept layout, abundant natural light, and high-end finishes throughout.

The main floor is perfect for both everyday living and entertaining. The modern kitchen showcases dark walnut wood-grain cabinetry, built-in KitchenAid appliances, and a gas cooktop, making it ideal for home chefs. A spacious grand island, illuminated by stylish pendant lighting, provides ample prep and seating space. The dining area, accented with a sleek overhead light fixture, flows effortlessly into the living room, where a cozy gas fireplace awaits. Adjacent to the fireplace, a built-in wine & coffee bar with a beverage fridge adds a touch of luxury.

Step outside onto the spacious deck, featuring stairs leading down to the fully landscaped backyard. A custom concrete pathway leads to a tree-lined firepit area, surrounded by mature spruce trees—perfect for outdoor entertaining. The irrigation system ensures easy maintenance, keeping the yard lush year-round.

One of the standout features of this Sage Hill real estate gem is the bonus room, located above the garage. With its vaulted ceilings,



this flexible space provides the perfect secondary living area while keeping family members connected. Storage rooms on this level can be used as a child's playroom or for extra household storage.

Upstairs, the primary suite is a true retreat, featuring a walk-in closet and a spa-inspired ensuite with dual sinks, a large soaker tub, and a glass walk-in shower. Two additional bedrooms provide ample space for family, guests, or a home office. A full bathroom with dual sinks and a convenient upstairs laundry room complete this level.

The fully finished basement serves as a home gym and rec room, complete with wall mirrors and rubber flooring. This space also includes rough-ins for a future bathroom, offering versatility for future expansion.

With a double garage and a prime location close to parks, schools, and shopping, this home offers modern living in Sage Hill.

Don't miss out on this incredible home in Symons Gate—schedule a viewing today!  
\*Below grade mud room measurements are added to above grade\*

Built in 2018

### **Essential Information**

MLS® #	A2205007
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,155
Acres	0.10
Year Built	2018

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	97 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T4

### **Amenities**

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office      eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.