

202 Sage Bluff Rise NW  
Calgary, Alberta

MLS # A2164436



## \$839,900

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split, Side by Side		
<b>Size:</b>	2,134 sq.ft.	<b>Age:</b>	2019 (5 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>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, 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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Discover this energy-efficient gem in the most desirable community of Sage Hill. THIS HOME comes equipped with \$40,000 worth of Solar Panel Upgrades - reducing electric bills by up to 90%! &nbsp; This Home also boasts 5 Levels of fully finished living space, including 4 bedrooms + Den/Office, 3.5 baths and CENTRAL A/C. &nbsp; This home offers ~2900+ sq ft of developed living space with 9 ft ceilings, boasting extensive upgrades such as built-in appliances, luxury vinyl planks, contemporary and upscale lighting, granite & quartz countertops, and an oversized garage, you will surely enjoy this beauty.&nbsp; As you step in, you are greeted with an open foyer leading you into the upper living area with an open concept kitchen with a large quartz breakfast bar, upgraded built-in stainless steel appliances, knockdown ceilings, upgraded lighting, with a spacious and open concept dining area, a cozy living room with large windows, and a gas fireplace to unwind after a full day, or you can lounge on the west facing low maintenance composite deck. &nbsp; Upstairs, a massive bonus room with vaulted ceilings, alongside crawl spaces perfect for children's play areas and a second balcony/front-facing terrace is ideal for enjoying morning sunshine with your coffee.&nbsp; The primary suite is a retreat, featuring a spacious walk-in closet and a luxurious 5-piece en-suite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms down the hallway share a well-appointed 4-piece bathroom and a full-sized laundry room. The lower level is a fully finished space with a fourth bedroom, a full 3-piece bathroom, a sizable living area, and a flex/office room suited for remote work. Ample crawl space is available for extra storage. Located on a quiet street just minutes from Sage Hill Shopping Centre, Beacon Heights, Creekside, and walking/biking paths, this home

offers both tranquility and convenience. Don't miss the opportunity to make this remarkable property your own.