

# \$779,999 - 202 Sage Bluff Rise Nw, Calgary

MLS® #A2206325

**\$779,999**

4 Bedroom, 4.00 Bathroom, 2,130 sqft  
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Discover this energy-efficient gem in the sought-after community of Sage Hill! Equipped with \$40,000 worth of solar panel upgrades, this home provides a significant reduction in electric bills. With ~2,900+ sq. ft. of fully finished living space across four levels, it offers 4 bedrooms + Den/Office, 3.5 baths, CENTRAL A/C, and a large bonus room with vaulted ceilings.

Step inside to an open foyer leading to a bright living area with luxury vinyl plank flooring. The kitchen features a quartz breakfast bar, built-in stainless steel appliances, and upgraded cabinetry. The dining area and cozy living room with a gas fireplace open onto a low-maintenance composite deck overlooking a spacious backyard.

A south-facing bonus room with vaulted 18-ft ceilings and crawl spaces serves as an ideal family retreat, allowing natural light to flood the space throughout the day. The adjacent south-facing balcony extends this bright and airy feel, making it the perfect spot to enjoy morning coffee or unwind in the evening. The primary suite boasts a walk-in closet and spa-like 5-piece ensuite with dual vanities, a soaker tub, and an enclosed shower. Two additional bedrooms, a 4-piece bath, and an upper-floor laundry room complete this level. The fully finished basement includes a fourth bedroom, a 3-piece bath, a large living area, and a flex/office space, ideal for remote work or a home gym. Additional crawl space provides extra storage.



Beyond the home's stunning features, Sage Hill offers 11.7 kilometers of scenic paved trails, ideal for hiking, biking, or dog walking. The serene Sage Hill Lake provides a natural escape, home to various bird species. Convenience is at your doorstep, with Sage Hill Shopping Centre, Beacon Heights, Creekside, and Sage Hill Plaza just minutes away, offering premier shopping, dining, and entertainment.

Don't miss this rare opportunity to own a spacious, energy-efficient, and beautifully upgraded home in one of Calgary's most sought-after neighborhoods!

Built in 2019

### Essential Information

MLS® #	A2206325
Price	\$779,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,130
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### Community Information

Address	202 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1W3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Off Street
# of Garages	1

## Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Smart Home, Solar Tube(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Central, Hot Water
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Rain Gutters
Lot Description	Back Yard, Interior Lot, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Log, Vinyl Siding, Post & Beam
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	93
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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