



**165 Sage Bluff Rise NW  
Calgary, Alberta**

**MLS # A2279396**



**\$800,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,127 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	n/a		

Welcome to this beautifully designed 4-level split offering 2,163 sq. ft. above grade plus a fully developed 710 sq. ft. walkout basement, perfectly located on a quiet half cul-de-sac—an ideal setting for families. The open-concept main floor is bright and inviting, featuring a high-end kitchen with quality finishes and excellent flow for everyday living and entertaining. Just up a level, the stunning bonus room showcases a dramatic vaulted ceiling and an elegant built-in bookshelf, creating a warm and functional space for relaxing or gathering. The upper level hosts three spacious bedrooms, including the primary retreat complete with a walk-in closet and a well-appointed ensuite featuring double sinks. A standout large walk-in laundry room with custom built-ins adds both luxury and convenience to daily living. The walkout basement is fully developed and incredibly versatile, offering a fourth bedroom, full bathroom, private office, and a large recreation room—perfect for guests, a home workspace, or additional family living space. Situated on a quiet, family-friendly street, this home is ideal for children and offers unbeatable access to shopping, amenities, and major routes including the ring road. A rare combination of space, design, and location—this home truly has it all.