



GRASSROOTS
REALTY GROUP

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165 Sage Bluff Rise NW
Calgary, Alberta

MLS # A2279396



\$800,000

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

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