

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

**MLS # A2202988**



**\$780,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,201 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rect		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<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>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, Gas Stove, Dishwasher, Washer, Dryer, Microwave Hoodfan, Window Coverings

Welcome to this meticulously cared-for, 2-storey single-family detached home with double-attached garage in Sage Hill! Offering the perfect blend of comfort and elegance, this home features 3 spacious bedrooms, 2 bathrooms upstairs (including a luxurious master ensuite), a spacious laundry room and a large bonus room with a stunning tray ceiling, ideal for family movie nights. As you enter the main floor, you are greeted by an open-concept design that creates an inviting and airy atmosphere throughout. The bright living room, complete with a cozy fireplace, flows seamlessly into the dining area, making this home perfect for entertaining. The upgraded kitchen boasts beautiful quartz countertops, a large island with pendant lighting, and a gorgeous backsplash. With a huge pantry and plenty of storage space, this kitchen is as functional as it is stylish. A 2-piece bath completes the main level. Step outside through the dining area to the beautiful deck, overlooking the landscaped backyard, with scenic views of green spaces in the distance—perfect for outdoor relaxation or entertaining. The walkout basement is partly finished and offers endless potential to create your dream space, whether it’s an additional family room, bathroom, or extra bedroom. With direct access to the backyard, it’s a fantastic extension of your living space. Additional features include brand-new shingles, fresh paint touch-ups, professional cleaning, and newly cleaned carpets, ensuring that this home is in pristine condition and ready for you to move in and enjoy! Located close to restaurants, grocery stores, parks/playgrounds, and a bus stop, this home has it all. Don’t miss out on this exceptional opportunity — book your showing today and make this lovingly maintained home yours!