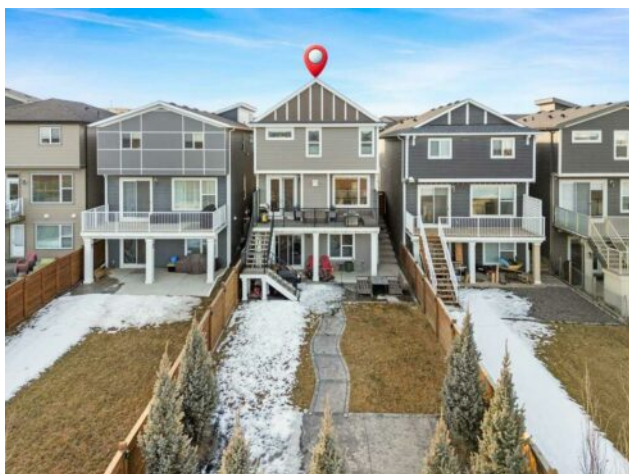


97 Sage Bluff Rise NW  
Calgary, Alberta

MLS # A2205007



# \$850,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Two Bar Fridges, TV Brackets

Welcome to this stunning 3-bedroom home with a BRAND NEW ROOF in Symons Gate, a sought-after pocket community in Sage Hill. Thoughtfully designed for both comfort and functionality, this multi-level split home offers an open-concept layout, abundant natural light, and high-end finishes throughout. The main floor is perfect for both everyday living and entertaining. The modern kitchen showcases dark walnut wood-grain cabinetry, built-in KitchenAid appliances, and a gas cooktop, making it ideal for home chefs. A spacious grand island, illuminated by stylish pendant lighting, provides ample prep and seating space. The dining area, accented with a sleek overhead light fixture, flows effortlessly into the living room, where a cozy gas fireplace awaits. Adjacent to the fireplace, a built-in wine & coffee bar with a beverage fridge adds a touch of luxury. Step outside onto the spacious deck, featuring stairs leading down to the fully landscaped backyard. A custom concrete pathway leads to a tree-lined firepit area, surrounded by mature spruce trees—perfect for outdoor entertaining. The irrigation system ensures easy maintenance, keeping the yard lush year-round. One of the standout features of this Sage Hill real estate gem is the bonus room, located above the garage. With its vaulted ceilings, this flexible space provides the perfect secondary living area while keeping family members connected. Storage rooms on this level can be used as a child's playroom or for extra household storage. Upstairs, the primary suite is a true retreat, featuring a walk-in closet and a spa-inspired ensuite with dual sinks, a large soaker tub, and a glass walk-in shower. Two additional bedrooms provide ample space for family, guests, or a home office. A full bathroom with dual sinks and a convenient upstairs laundry room complete this level. The fully finished basement serves as a home

gym and rec room, complete with wall mirrors and rubber flooring. This space also includes rough-ins for a future bathroom, offering versatility for future expansion. With a double garage and a prime location close to parks, schools, and shopping, this home offers modern living in Sage Hill. Don't miss out on this incredible home in Symons Gate—schedule a viewing today! \*Below grade mud room measurements are added to above grade\*