



89 Sage Bluff Rise Calgary Alberta

\$939,911

Exquisite and versatile, this 4-bedroom, 3.5-bathroom split-level home in the highly sought-after Sage Hill community is designed for both refined family living and effortless entertaining. The open-concept main floor features premium luxury vinyl plank flooring, expansive windows that bathe the space in natural light, and a chef-inspired kitchen complete with an oversized island, full-height cabinetry, quartz countertops, stainless steel appliances, a built-in wall oven, a sleek chimney hood fan, and a spacious walk-in pantry. Upstairs, you'll find three generously sized bedrooms including a luxurious primary suite with a large walk-in closet and a spa-like 5-piece ensuite. The upper level also includes a lavish 5-piece main bathroom with double sinks and a conveniently located laundry room with ample storage. The home is filled with thoughtful upgrades such as stained maple railings, a cozy fireplace, vaulted ceilings in the bonus room, quartz countertops in all bathrooms, and over \$25,000 in custom Hunter Douglas window treatments. The 12'x24' Dura Deck is enhanced with pot lights and a garden fan, complemented by a heated outdoor water tap and upgraded lighting solutions throughout. The attached garage is fully finished with epoxy flooring, drywall, ceiling enhancements, and pot lights for a polished look. The WALKOUT BASEMENT FEATURES A FULLY LEGAL SUITE with one bedroom plus a den and an upgraded kitchen with quartz countertops, a gas stove, and a chimney hood fan—ideal for extended family, guests, or RENTAL INCOME OPPORTUNITIES. The property is APPROVED BY THE CITY OF CALGARY FOR SHORT-TERM RENTALS and is CURRENTLY GENERATING \$6,500 TO \$7,000 PER MONTH through Airbnb, VRBO, and other platforms. This creates a STRONG POSITIVE CASH FLOW, making it a standout TURNKEY INVESTMENT OPPORTUNITY. Located in a tranquil yet accessible neighborhood, the home is just minutes away from everything.

Family room 18.42 Ft x 22.08 Ft

4pc Bathroom 5.00 Ft x 8.08 Ft

Bedroom 9.08 Ft x 9.25 Ft

Kitchen 15.92 Ft x 11.75 Ft

Office 8.25 Ft x 7.92 Ft

Kitchen 13.17 Ft x 13.42 Ft

Living room 13.00 Ft x 22.67 Ft

Other 11.58 Ft x 5.42 Ft

5pc Bathroom 5.75 Ft x 12.83 Ft

5pc Bathroom 8.92 Ft x 13.67 Ft

a

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd., Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Recreational, Games room 12.08 Ft x 9.67 Ft

Storage 16.92 Ft x 5.75 Ft

2pc Bathroom 4.75 Ft x 5.50 Ft

Dining room 9.33 Ft x 13.50 Ft

Foyer 9.25 Ft x 7.58 Ft

Bedroom 8.83 Ft x 13.00 Ft

Bedroom 10.83 Ft x 12.00 Ft

Laundry room 7.50 Ft x 5.17 Ft

Primary Bedroom 14.58 Ft x 19.00 Ft