



## 202 Sage Bluff Rise Calgary Alberta

\$839,900

Discover this energy-efficient gem in the most desirable community of Sage Hill. THIS HOME comes equipped with \$40,000 worth of Solar Panel Upgrades - reducing electric bills by up to 90%! This Home also boasts 5 Levels of fully finished living space, including 4 bedrooms + Den/Office, 3.5 baths and CENTRAL A/C. This home offers ~2900+ sq ft of developed living space with 9 ft ceilings, boasting extensive upgrades such as built-in appliances, luxury vinyl planks, contemporary and upscale lighting, granite & quartz countertops, and an oversized garage, you will surely enjoy this beauty. As you step in, you are greeted with an open foyer leading you into the upper living area with an open concept kitchen with a large quartz breakfast bar, upgraded built-in stainless steel appliances, knockdown ceilings, upgraded lighting, with a spacious and open concept dining area, a cozy living room with large windows, and a gas fireplace to unwind after a full day, or you can lounge on the west facing low maintenance composite deck. Upstairs, a massive bonus room with vaulted ceilings, alongside crawl spaces perfect for children's play areas and a second balcony/front-facing terrace is ideal for enjoying morning sunshine with your coffee. The primary suite is a retreat, featuring a spacious walk-in closet and a luxurious 5-piece en-suite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms down the hallway share a well-appointed 4-piece bathroom and a full-sized laundry room. The lower level is a fully finished space with a fourth bedroom, a full 3-piece bathroom, a sizable living area, and a flex/office room suited for remote work. Ample crawl space is available for extra storage. Located on a quiet street just minutes from Sage Hill Shopping Centre, Beacon Heights, Creekside, and walking/biking paths, this home offers both tranquility and convenience.

Family room 20.42 Ft x 12.08 Ft

Bedroom 9.17 Ft x 8.83 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Den 8.17 Ft x 8.00 Ft

Living room 12.17 Ft x 8.50 Ft

Kitchen 14.33 Ft x 10.25 Ft

Other 18.25 Ft x 5.33 Ft

Bedroom 13.58 Ft x 13.58 Ft

5pc Bathroom 13.58 Ft x 8.83 Ft

Other 7.92 Ft x 6.33 Ft

Bedroom 10.75 Ft x 9.75 Ft

Bedroom 10.58 Ft x 8.92 Ft

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CIR

REALTY

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Dining room 9.58 Ft x 7.50 Ft

Other 12.08 Ft x 10.08 Ft

2pc Bathroom 5.42 Ft x 4.83 Ft

Other 8.17 Ft x 5.42 Ft

5pc Bathroom 12.83 Ft x 5.67 Ft

Laundry room 5.25 Ft x 5.17 Ft

Bonus Room 18.42 Ft x 15.42 Ft