



## 165 Sage Bluff Rise Calgary Alberta

\$800,000

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. (id:6769)

Family room 18.50 Ft x 20.08 Ft  
4pc Bathroom 8.00 Ft x 4.83 Ft  
5pc Bathroom 8.83 Ft x 13.67 Ft  
Bedroom 9.08 Ft x 13.00 Ft  
Bedroom 10.75 Ft x 12.08 Ft  
Laundry room 5.75 Ft x 9.58 Ft  
Primary Bedroom 14.67 Ft x 17.17 Ft  
Other 8.00 Ft x 6.75 Ft  
4pc Bathroom 4.92 Ft x 7.75 Ft

Bedroom 9.08 Ft x 9.92 Ft  
Office 8.25 Ft x 8.00 Ft  
Recreational, Games room 16.50 Ft x 31.42 Ft  
Furnace 5.25 Ft x 8.67 Ft  
2pc Bathroom 4.83 Ft x 5.42 Ft  
Dining room 9.33 Ft x 10.58 Ft  
Foyer 9.33 Ft x 7.67 Ft  
Kitchen 13.08 Ft x 14.83 Ft  
Living room 22.00 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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