

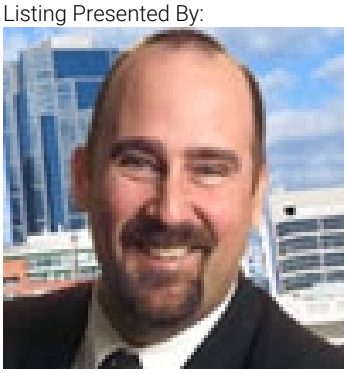
89 Sage Bluff Rise Calgary Alberta

$849,000

Elegant, functional, and investment-ready, this stunning 4-bedroom, 3.5-bathroom split-level home in the desirable Sage Hill community offers the perfect blend of luxury living, family comfort, and income potential. The bright open-concept main floor showcases premium luxury vinyl plank flooring, large windows that fill the home with natural light, and a chef-inspired kitchen featuring an oversized island, full-height cabinetry, quartz countertops, stainless steel appliances, a built-in wall oven, stylish chimney hood fan, and a spacious walk-in pantry. The upper level offers three generously sized bedrooms, including a beautiful primary retreat with a large walk-in closet and spa-inspired 5-piece ensuite. A luxurious 5-piece main bathroom with double sinks and a convenient laundry room with ample storage complete this level. Thoughtful upgrades are found throughout, including 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 coverings. The impressive 12'x24' Dura Deck is finished with pot lights and a garden fan, along with a heated outdoor water tap and upgraded lighting throughout the property. The attached garage is fully finished with epoxy flooring, drywall, ceiling upgrades, and pot lights, creating a clean and polished space. The WALKOUT BASEMENT FEATURES A FULLY LEGAL SUITE with one bedroom plus a den and an upgraded kitchen complete with quartz countertops, a gas stove, and a chimney hood fan, making it ideal for extended family, guests, or RENTAL INCOME OPPORTUNITIES. This 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 rental platforms. With STRONG POSITIVE CASH FLOW, this home stands out as a true TURNKEY INVESTMENT OPPORTUNITY. Situate...

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
Recreational, Games room 12.08 Ft x 9.67 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
Bedroom 8.83 Ft x 13.00 Ft

Listing Presented By:



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Real Estate Professionals Inc.

RE/MAX Realty Professionals

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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 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