



## 177 Sage Bluff Rise NW, Calgary, Alberta - \$900,000



Main Photo

### Property Description

Welcome to this exceptional 2-storey home offering over 3,000 sq. ft. of living space with a fully developed walkout basement. Perfectly situated on a quiet half cul-de-sac, this property sits on a massive pie-shaped lot—fully landscaped, irrigated, and adorned with over 40 mature trees for beauty and privacy.

Step inside to discover an open main floor designed for both function and style. The gourmet kitchen features a waterfall island, double ovens, and oversized appliances, while the built-in bookshelves and mudroom with custom features add thoughtful touches.

Upstairs, you'll find 3 spacious bedrooms, including a luxurious primary suite with a fully tiled spa-inspired ensuite complete with floor-to-ceiling glass shower.



The walkout basement extends your living space with a built-in office and a commercial-grade custom metal door safe room, ideal for secure storage.

Outdoor living is unmatched with an oversized dura deck, a shed designed to match the home, and endless yard space for entertaining, gardening, or relaxing.

With over \$150,000 in upgrades, this home is truly one-of-a-kind—offering the best lot in the community paired with high-end finishes throughout.

## REALTOR Referral

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