

\$900,000 - 177 Sage Bluff Rise Nw, Calgary

MLS® #A2256506

\$900,000

4 Bedroom, 4.00 Bathroom, 2,113 sqft

Residential on 0.19 Acres

Sage Hill, Calgary, Alberta

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.

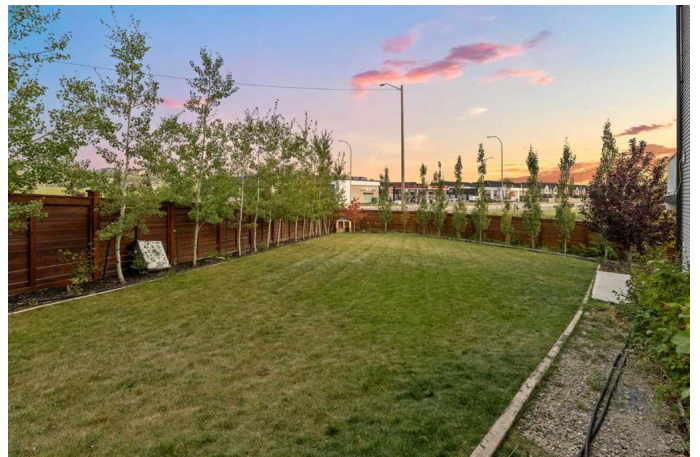
Step inside to discover an open main floor designed for both function and style. The gourmet kitchen features a waterfall island, double ovens, and oversized appliances, while the built-in bookshelves and mudroom with custom features add thoughtful touches.

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.

Built in 2019

Essential Information

MLS® #	A2256506
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,113
Acres	0.19
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	177 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1W3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, See Remarks
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric

	Cooktop, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Pie Shaped Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	97
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.