

**89 Sage Bluff Rise NW**  
**Calgary, Alberta**

**MLS # A2318695**



**\$859,999**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,179 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Window coverings

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. Situated in a peaceful yet convenient location, it is only minutes from parks, walking paths, schools, and major shopping destinations including Sage Hill Quarter, Sage Hill Crossing, and Beacon Hill Centre. Quick access to major routes makes commuting across Calgary simple and convenient. Don't miss this rare opportunity to own an INCOME-GENERATING LUXURY HOME that combines style, comfort, functionality, and exceptional financial return.