

241 Sage Bluff Rise NW Calgary, Alberta

MLS # A2329335



\$785,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional, fully finished family home offering over 2,200 sq. ft. of beautifully designed living space in the highly sought-after community of Sage Hill. Perfectly positioned with no rear neighbours, this home backs onto a peaceful, fenced green space, providing added privacy and an enjoyable outdoor setting. The bright and functional main floor is designed to impress, featuring a private office, a spacious living room highlighted by a cozy fireplace, and a stunning kitchen complete with quartz countertops, stainless steel appliances, modern cabinetry, a large centre island, and an oversized walk-in pantry. The adjacent dining area opens onto a full-width deck overlooking the fully landscaped and fenced backyard—an ideal space for entertaining, family gatherings, or simply relaxing while enjoying the open views behind the home. Upstairs, you'll find a spacious bonus room, convenient upper-level laundry, and four generously sized bedrooms. The impressive primary offers a large walk-in closet and a luxurious 5-piece en featuring dual sinks, a deep soaker tub, and a separate glass shower. The fully finished legal basement offers incredible versatility and additional value. With its own private side entrance, the includes two bedrooms, a full 4-piece bathroom, and a spacious living area, making it ideal for multi-generational living or rental income. The is currently operating as a successful Airbnb, providing an excellent opportunity for buyers looking to offset their mortgage or expand their investment portfolio. Additional highlights include a front-attached double garage, completed landscaping, and a concrete walkway leading from the front of the home to the side entrance for convenient access to the legal. Ideally located just minutes from parks, walking paths, schools, shopping, restaurants, and major roadways, this move-in-ready home

combines modern finishes, a functional layout, exceptional privacy, and outstanding income potential. A rare opportunity to own a home that truly offers the best of family living and smart investing.