134 Sage Bank Grove NW
Calgary, Alberta

MLS # A2218041

$685,000

Division:	Sage Hill
Type:	Residential/House
Style:	2 Storey
Size:	1,759 sq.ft.
Age:	2012 (13 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front
Lot Size:	0.08 Acre
Lot Feat:	Back Yard, Gazebo, Lawn, No Neighbours Behind, Other, See Remarks

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	36-25-2-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s)		

Inclusions:	N/A

Tucked on a quiet, curved street with no through traffic in Sage Hill, this loved family home offers over 1,750 of finished living space, a large and sunny Southwest-facing backyard with a DOUBLE DECK, and a layout designed with everyday comfort in mind. Built in 2012 and thoughtfully upgraded since, it blends function and style across the entire home! Past the FRONT ATTACHED DOUBLE GARAGE, step inside to a bright entryway with tiled floors, windows for lots of light, and a front coat closet. The main living area opens into a spacious kitchen/living room/dining room space with engineered hardwood floors, oversized windows, and a layout that matches perfectly with busy families. The kitchen features a central GRANITE ISLAND, cabinetry, stainless steel appliances, and a large corner pantry. The dining area leads out to the double-tiered deck, complete with privacy screens, flower boxes, and space for lounging, grilling, and outdoor meals. The living room also overlooks the luscious backyard, while centring on a full-height stone fireplace with mantle.   The main floor is rounded out by a mudroom with tile floor and a bench with hooks, just outside the door to the garage, and a private powder room with designer lighting and a pedestal sink.   Upstairs, the primary suite feels like a calm escape, complete with a larger window for extra natural light, a walk-in closet with custom built-ins, and a spacious ensuite featuring double sinks, a jetted soaker tub, and a glass shower. Two additional bedrooms share a full 4-piece bathroom, and the upper-level laundry room—with a window, shelving, and side-by-side Samsung washer/dryer—keeps everything convenient. The second floor features luxury vinyl plank flooring throughout, tying each space together with a clean, modern look. Beyond the layout, this home has been carefully maintained and

upgraded with practical, long-term comfort in mind. You'll appreciate the TANKLESS WATER HEATER, WATER SOFTENER, and HUMIDIFIER, as well as the BRAND-NEW ROOF INSTALLED IN 2025. The double attached garage offers plenty of space for vehicles and gear, and the Southwest-facing backyard is fully fenced and ready for play, gardening, or relaxing afternoons in the sun. Plus, all hail damage has been professionally repaired, so you can settle in knowing the hard work is already done. Sage Hill is a vibrant northwest Calgary community known for its green spaces, paths, and easy access to amenities. You’re just 2 minutes from Sage Hill Crossing, with Walmart, T&T Supermarket, Tim Hortons, State & Main, and more. Drive 10 minutes to Nose Hill Park for outdoor adventures, or explore the Symons Valley Nature Reserve nearby. Families will love being close to Buffalo Rubbing Stone School, Simons Valley School, and Our Lady of Grace, plus all the local playgrounds and walking trails woven throughout the neighbourhood! This is a thoughtful, well-kept home in a connected community ready for your family to call home!