

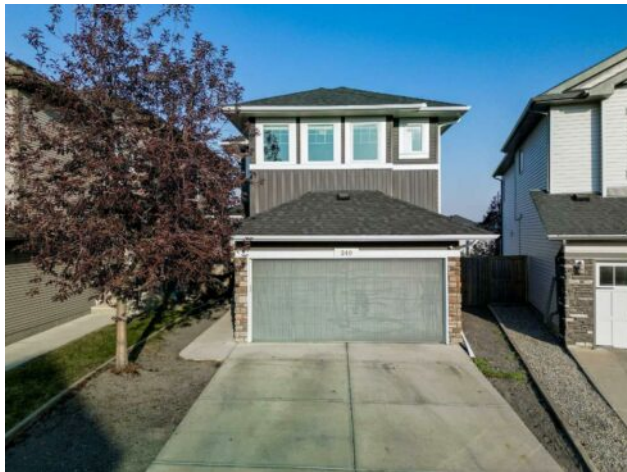


GRASSROOTS
REALTY GROUP

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240 Sage Bank Grove NW
Calgary, Alberta

MLS # A2260502



\$714,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,714 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Projector, Projector Screen, Built-in Speakers in Basement

Welcome to this warm and inviting 3 BED 3.5 BATH home offering over 2,200 sq ft of beautifully developed living space, thoughtfully designed for families who love to gather, entertain and grow. The bright and spacious open-concept main floor is perfect for everyday living, with a modern kitchen, generous dining space, and a cozy living area where everyone can come together. A convenient 2-piece bathroom on this level makes hosting effortless. Upstairs, you'll find 3 comfortable bedrooms, including a relaxing primary suite with a luxurious 5-piece ensuite, your perfect retreat at the end of the day. A versatile bonus room offers space for movie nights, homework, or playtime, while upper-floor laundry makes family routines easier than ever. The FULLY DEVELOPED BASEMENT adds even more living space, featuring a stylish wet bar, a large recreation room ideal for game nights or teen hangouts, and a full bathroom for added convenience. Outside, there's even room to add a potential SIDE ENTRANCE, giving you flexibility for future possibilities. Recent updates include, (2025) FRESHLY PAINTED, (2025) ROOF & SIDING, (2025) REFRIGERATOR, (2023) AIR CONDITIONER. Located in the sought-after community of Sage Hill, this home is close to parks, pathways, schools, shopping and everything your family needs. With its smart layout, modern finishes, and family-friendly design, this is a place where memories are made and moments are cherished. Call today to arrange your private showing!