



GRASSROOTS
REALTY GROUP

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110 SAGE BANK Grove NW
Calgary, Alberta

MLS # A2279461



\$649,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Gazebo, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-25-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Tv wall mount in the living room and bonus room upstairs, Curtains and Curtain rods, Gazebo, Shed, Alarm system with contract for \$54 until Oct 2028		

WELCOME to this IMMACULATE 2 Storey HOME Nestled in the Community of SAGE HILL, offering 2,102.89 Sq Ft of DEVELOPED Living Space, w/3 Bedrooms, 3 1/2 Bathrooms, + ATTACHED DOUBLE GARAGE on a 3,379 Sq Ft LOT!! This property seamlessly blends COMFORT + FUNCTIONALITY. You're INVITED in by the Front Porch + GREAT Curb Appeal. Inside, you'll find 9' Ceilings, NEUTRAL Tones + NEW LUXURY VINYL PLANK throughout the HOME, + LARGE Windows that flood the home with NATURAL LIGHT. Just off the Foyer is a door to the Garage, + a convenient 2 pc Bathroom for guests. Heading into the SLEEK Kitchen, which boasts WHITE Floor-to-Ceiling Cabinetry, GRANITE Countertops including an ISLAND w/Breakfast Bar, SS Appliances (SLEEK Electric Stove/Oven, Fridge, Dishwasher, Range Hood), a Tiled Backsplash, + a Large Pantry. The Dining Area easily accommodates FAMILY + FRIENDS, w/Patio doors opening to the Backyard, EXTENDING your living space. The OPEN-CONCEPT Floor Plan features a LARGE Living Room, anchored by a GAS Fireplace w/an EXPASIVE DECORATIVE Stone Feature Wall - perfect for chilly nights as you unwind after a long day or an area to ENTERTAIN with LOVED Ones. Upstairs, the SPACIOUS Primary Bedroom is a PEACEFUL SANCTUARY, complete w/a 4 pc EN-SUITE featuring a Soaker Tub for RELAXING in. A HUGE WALK-IN Closet ensures EASY ORGANIZATION + BUILT-IN STORAGE. Down the hall, there are 2 GOOD-SIZED Bedrooms, a 4 pc Bathroom, + a Convenient Laundry Room. The BRIGHT + AIRY Bonus Room offers a VERSATILE space for a Music room, an Office, Study sessions, + FAMILY time. The Fully Finished Basement adds incredible versatility + additional living space for the whole family to enjoy. Whether you're watching Movies or

Game Nights, setting up a Play area, or hosting overnight GUESTS, this level offers STYLE + FUNCTION. It includes a SPACIOUS Family Room, a 4 pc Bathroom w/SHELVING, Under the Stairs STORAGE, + a Utility Room. INCREDIBLE VALUE for your money w/a NEW ROOF, NEW SIDING, NEW H2O TANK, NEW LVP FLOORING, NEW GARAGE DOOR + PERMANENT LIGHTING!! The SOUTHWEST-FACING Backyard features plenty of space for seasonal fun, whether it's setting up a soccer game, hosting summer gatherings, or soaking in the sun. Located in a VIBRANT COMMUNITY with Parks, Playgrounds, Walking Paths, and ACCESS to MAJOR Routes such as SHAGANAPPI TRAIL, STONEY TRAIL, SARCEE TRAIL. The Mountains are also just a SHORT DRIVE away!! Enjoy Community Events, Activities, and all the amenities that SAGE HILL has to offer, such as many of Calgary's top-rated public and Catholic schools. BOOK your showing to experience this BEAUTIFUL HOME for yourself!!