



**190 Sage Bank Grove NW  
Calgary, Alberta**

**MLS # A2282242**



**\$774,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,476 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Pergola, garage heater, wooden bar in basement, TV wall mounts, built in speakers permanent outdoor lighting, baby gates, floating shelves in basement rec room & basement bedroom, work bench & attached shelving in garage, vacuum system cannister, doorbell camera, outdoor hoses, flower pots in backyard on patio, black garden fence, lights on pergola, back door coat rack

Welcome to 190 Sage Bank Grove, ideally located on a quiet street, situated on a pie lot in the sought-after community of Sage Hill. Lovingly cared for & thoughtfully updated. Offering over 3,400 sq ft of developed living space, this impressive home features 5 bedrooms (6 if you count the gym), 3.5 bathrooms, main-floor office, vaulted second-floor bonus room, & a fully developed entertainment basement-all complemented by an oversized double attached heated garage! An exceptional & functional layout with space for the entire family. From the moment you enter, you're greeted by a grand open foyer with soaring ceilings & hardwood flooring. Just off the entrance is a private office, ideal for working from home or a tucked away playroom! The open-concept kitchen & living area is both functional & show-stopping. The chef-inspired kitchen boasts granite countertops, a large centre island, wine rack & newer stainless steel appliances (all new except for the dishwasher) including an induction cooktop, range hood fan, built-in double oven, & refrigerator, along with a spacious walk-through pantry with extensive shelving. Extended built-in cabinetry beside the dining area works perfectly as a serving area, coffee nook or bar setup. The living room is warm & inviting with a gas fireplace & built-in speakers, perfect for cozy evenings or entertaining. Step outside to enjoy the sun-filled backyard, featuring professional landscaping, a concrete patio & a stylish pergola with twinkle lights-ideal for outdoor gatherings. Upstairs is thoughtfully designed for growing families. The spacious primary retreat includes a luxurious 5-piece ensuite with double sinks, large shower & a corner tub, a coffee nook, as well as a massive walk-in closet with built-in speakers. Two additional generous bedrooms, a central bonus room with vaulted ceilings & built-ins, a full bathroom & a

newly updated laundry room complete the upper level. The professionally builder-developed basement offers incredible versatility with three additional rooms (including a gym with rubber flooring), a full bathroom for guests, ample storage, & a large entertainment area featuring a thoughtfully designed wood-accent bar-perfect for movie nights, hosting, or family gatherings. This home has been extensively cared for with numerous newer & upgraded features, including a newer furnace, central air conditioning, newer roof, eavestroughs & downspouts, garage heater, updated garage door components, newer washer & dryer, & updated smoke detectors, offering peace of mind. The home also features permanent outdoor lighting at the front of the property, adding year-round curb appeal & ease to holiday decor with many color options & designs!  A truly one-of-a-kind property with exceptional value, located minutes from parks, new schools, walking trails, ponds, Walmart, Costco, Creekside, Sage & Beacon Hill shopping, as well as quick access to Stoney Trail. A fully upgraded home in an outstanding community-this one shows 10/10