



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

MLS # A2149224



\$660,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Sloped, Tre		

Heating:	Central, Standard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: two rain barrels, wall safe in primary closet

- OPEN HOUSE SATURDAY, JULY 27, 12:00-3:00PM - Welcome to 267 Sage Bank Grove NW, a stunning 2-storey home nestled in the vibrant community of Sage Hill. This meticulously maintained property offers the perfect blend of comfort and elegance, making it an ideal choice for families seeking a modern and functional living space. As you step inside, you are greeted by a bright foyer with soaring ceilings, setting the tone for the open-concept living area that lies ahead. The main floor boasts 8.6ft ceilings and elegant tile flooring, creating a spacious and inviting atmosphere. The living room is perfect for relaxing or entertaining, with ample natural light streaming through large windows. The heart of this home is the upgraded kitchen, featuring granite countertops, a concrete sink, gas stove, and builder-upgraded cabinets that extend to the ceiling, providing plenty of storage space. Adjacent to the kitchen is a cozy dining area, perfect for family meals or casual gatherings. This home offers three generously sized bedrooms, including a luxurious master suite with an ensuite bathroom, both encapsulated with sound batten insulation and a solid core door. The additional 2.5 bathrooms ensure convenience for the entire family. A versatile den provides the perfect space for a home office, study, or playroom. The mudroom, equipped with built-in storage and a flip-top bench, adds a practical touch to the home's design. Recent upgrades include a new 60-gallon hot water tank installed in 2023 and a central vacuum system, enhancing the home's efficiency and convenience. The exterior wall at the back door has been extended across all three levels, adding extra space and functionality to the layout. The 1572 square foot layout is ready for you to move in and enjoy. The west-facing backyard is a beautiful retreat, perfect for outdoor activities and

relaxation. Central air conditioning, installed in 2019, ensures comfort during the warmer months. The property also features a heated and insulated oversized double detached garage with an additional electric sub-panel on a paved back lane, providing year-round convenience and protection for your vehicles. This home truly combines functionality with style, offering a comfortable and elegant living space in a sought-after community. Located in Sage Hill, this home is close to parks, schools, shopping, and dining options, making it a convenient and desirable location for families. Don't miss the opportunity to make 267 Sage Bank Grove NW your new home. Schedule a viewing today and discover all the wonderful features this property has to offer.