



**96 Sage Bank Crescent NW
Calgary, Alberta**

MLS # A2156951



\$850,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2011 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Street Lighting, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Step into this custom-built Shane home and be immediately captivated by the timeless hardwood floors. The main level is centred around a stunning granite island, complemented by a Nuvo audio system that fills the entire home with sound. This entertainment hub seamlessly extends to the outdoor living space, featuring a gorgeous cedar deck that spans the full width of the house. The sense of continuity continues upstairs with a private deck off the primary bedroom, a spacious walk-in closet, and a luxurious 5-piece ensuite. The upper level offers ample space for the entire family with three additional bedrooms, a 4-piece bathroom, a convenient laundry room, and a versatile bonus room with a towering cathedral ceiling stretching across the full width of the front of the house. The 2-bedroom, 1-bath illegally suited walkout basement is a standout feature, offering 950 square feet of developed living space. Previously used as an in-law suite, it includes its own laundry facilities, a separate side entry, and a walkout entry at the rear. This original-owner home is ready to create new memories for another multi-generational family seeking a safe neighbourhood with plenty of schools and amenities nearby. Book your showing today! **Be sure to view will feature sheet**