



12 Sage Bank Road NW  
Calgary, Alberta

MLS # A2184002



**\$735,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to Sage Hill—one of Calgary’s fastest-growing communities, perfectly blending natural beauty with urban convenience! This stunning home boasts elegant stone siding and rich hardwood flooring throughout the main level, creating a warm and inviting atmosphere. The spacious dining and living areas are filled with natural light, granite countertops, enhanced by soaring 9-foot ceilings. Meticulously maintained, this home is move-in ready with thoughtful updates, including a brand-new stove and water tank. The upper level features a giant bonus room with vaulted ceilings, perfectly positioned to enjoy west-facing views, making it the ideal space for relaxing family afternoons. The master bedroom offers breathtaking views of Calgary’s scenic landscapes, while the beautifully landscaped backyard awaits a new bloom-filled summer. This home is ready to welcome its next proud owner. Don’t miss your chance to see it—call to book your private showing today!