



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2201571**



**\$888,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,585 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Level, Treed		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** none

\*\*\*OPEN HOUSE Every Day By Appointment \*\*\*Discover this pristine, like-new home in the sought-after Sage Hill N.W. Calgary community, ready for immediate possession! This stunning two-story residence, crafted by Sterling Homes, offers a fully finished layout with 5 spacious bedrooms and over 3,500 square feet of beautifully upgraded living space. Open House every Saturday and Sunday—don't miss your chance to see this gem in person. Open concept floor plan with 9ft ceilings on the main floor. This home boasts a huge great room with a gas fireplace & wall-to-wall windows, main floor office/dining room, dining nook with French door to the backyard & maple kitchen with granite counters & oversized island, stainless steel appliances & a walkthrough pantry connected to the mudroom. Upstairs, you'll find 4 generous bedrooms, including a luxurious master retreat with vaulted ceilings, a sprawling walk-in closet, and a spa-like ensuite boasting a soaker tub, dual vanities, and a separate shower. The family bathroom offers double sinks, and handy 2nd-floor laundry room. Also, the second floor has a huge bonus room with vaulted ceilings...perfect for the kids to play in or for family gatherings. The basement is fully finished with a 5th bedroom, full bathroom & super-sized rec room area with tray ceilings & entertainment Center. Ceramic tile floors in all the bathrooms, lots of storage & closet space. Insulated & drywalled 2 car garage. Fenced backyard with large deck and lots of trees. New roof, new windows, new fridge, new oven, new dishwasher, new storm door, new air conditioner, all new window coverings, new washer, new garage door, new paint in upper level. As well more insulation was added to the attic to increase the energy efficiency of this home. Close to ravine, walking trails, wide open green spaces and shopping. Easy

access to both Shaganappi & Stoney Trails to take you anywhere you want to go. For more information, please call now.