

# \$799,900 - 248 Sage Bank Grove Nw, Calgary

MLS® #A2219959

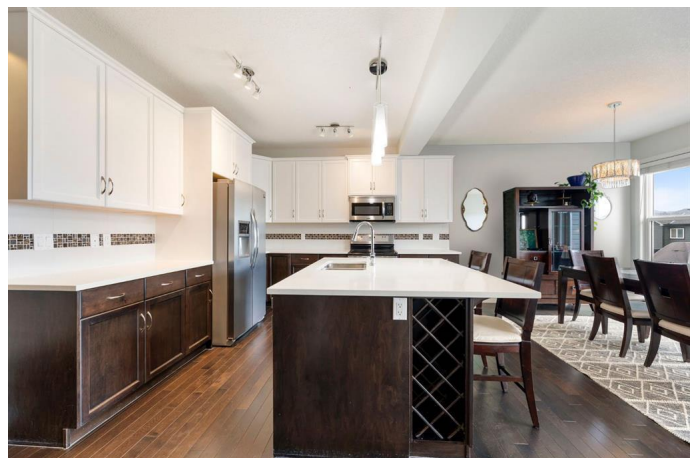
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,051 sqft  
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

**\*\* OPEN HOUSE THIS SAT JULY 5, 1-4pm.**

**\*\*\*** Welcome to your gorgeous two storey home that boasts over 2800 square feet of living space and a very functional open concept layout with 4 bedrooms plus bonus room, AIR CONDITIONING throughout, a WALK-OUT basement and open concept layout, many upgrades and everything you could want in a family home in the sought after community of Sage Hill! From the moment you enter you notice the gleaming dark hardwood floors and flex space off the foyer/entry. It then opens up to your chefs kitchen with beautiful shaker style cabinetry and custom pantry/storage for all of your smaller kitchen appliances, large quartz island, stainless steel appliance package, large dining space and deck. Your living area is inviting and cozy with upgraded stone gas fireplace and mantle making entertaining an ease with family and friends. Upstairs you have 3 great bedrooms a large bonus room. The primary bedroom is a good size with walk-in closet and 5pc spa-like ensuite with large shower and dual vanities and bath. An UPPER LAUNDRY room and additional 4pc bath complete the level. Your fully finished basement is a walk-out with gorgeous WALK-UP BAR with live edge shelves and matching countertop and bar fridge. A 4th bedroom makes a perfect space for guests or an older teen or parents. The bathroom in the basement is gorgeous with stone base shower and custom tile and upgrades. It truly needs to be seen to be



appreciated. Your home also has a double attached garage a fenced yard with a back lane and room for your trailer, this home has it all!

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219959    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,051       |
| Acres          | 0.08        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 248 Sage Bank Grove Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 0K2                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Walk-In Closet(s), Bar, See Remarks, Separate Entrance |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Induction Cooktop, See Remarks |
| Heating         | Forced Air, Natural Gas                                                                                                                                  |
| Cooling         | Central Air                                                                                                                                              |
| Fireplace       | Yes                                                                                                                                                      |
| # of Fireplaces | 1                                                                                                                                                        |
| Fireplaces      | Gas, Family Room, Stone                                                                                                                                  |
| Has Basement    | Yes                                                                                                                                                      |
| Basement        | Finished, Exterior Entry, See Remarks, Walk-Out                                                                                                          |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Lighting          |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 86             |
| Zoning         | R-G            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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