

# \$849,900 - 53 Sage Bank Crescent Nw, Calgary

MLS® #A2219236

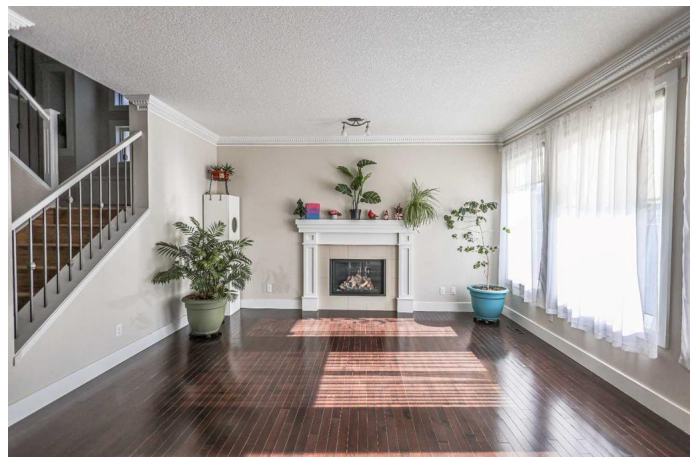
**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,656 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Open House Saturday May 10th 1:00-4:00pm. This beautifully appointed 2-storey residence by Sterling Homes, complete with a fully finished basement, is the perfect blend of functionality, and versatility—ideally located in the highly sought-after community of Sage Hill. With over 3,500 sq. ft. of developed living space, this fully upgraded home features 4 spacious bedrooms upstairs, a central bonus room, and the convenience of upper-floor laundry. The private foyer leads to a front flex room, ideal for a home office, study area, or a cozy play space for kids. The chef's dream kitchen is outfitted with rich maple hardwood cabinetry, a large central island, brand-new stainless steel appliances (2024), and a walkthrough pantry that connects to a well-organized mudroom. The open-concept living and dining areas feature 9-ft ceilings and a gas fireplace that adds warmth and charm—perfect for entertaining. Upstairs, you'll find 4 generously sized bedrooms including a luxurious primary retreat with vaulted ceilings, a spacious walk-in closet, and a spa-inspired ensuite featuring a soaker tub, dual vanities, and a separate shower. The main bathroom includes dual sinks, and the bonus room with vaulted ceilings is an excellent space for family movie nights or playtime. A conveniently located upper-level laundry room completes the upper floor. The fully finished basement offers a 5th bedroom, a full bathroom, and a massive recreation room with tray ceilings and a custom



entertainment centerâ€”ideal for guests or extended family living. Additional highlights include: Insulated & drywalled double garage,Fenced backyard with a large deck and mature trees. Upgrades: West siding, roof, and garage door (2025) High-efficiency triple-pane Low-E windows (2024) Hot water tank (2025) Storm door (2024) Dual-tone air conditioning system (2023) Main floor roller window coverings (2024) New upper-level paint (2024) Additional attic insulation for improved energy efficiency(2024) Located close to scenic ravines, walking trails, open green spaces, and shopping amenities. Easy access to both Shaganappi Trail and Stoney Trail makes commuting a breeze. a must-see for those seeking comfort, convenience, and style!

Built in 2012

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219236    |
| Price          | \$849,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,656       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 53 Sage Bank Crescent Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R 0J2 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground   |
| Lot Description   | Back Yard, Few Trees, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |
| Zoning         | R-G           |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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