

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

Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Oven, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, 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	72
Zoning	R-G

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.