$799,900 - 8 Sage Bank Way Nw, Calgary

MLS® #A2245011

## $799,900

4 Bedroom, 4.00 Bathroom, 1,963 sqft
Single Family on 0.09 Acres

Sage Hill, Calgary, Alberta

Opportunity: Beautiful 2-Storey Walk-Out with Legal Basement SuiteHomes like this don't come around very often. This beautifully maintained 2-storey walk-out offers a legal one-bedroom basement suite with a secure tenant and lease in place until May 31, 2026. The suite is thoughtfully designed with full-height kitchen cabinets, under-cabinet lighting, Quartz countertops in both the kitchen and bathroom, and convenient in-suite laundry tucked behind a stylish barn door. It also includes sound bar, soundproof insulation, insulated walls, and specialized caulking around pipes to reduce noise. With separate utility meters, there's no need to share services. Best of all, the rental income can be used to help qualify for your mortgage.The main floor of the home features 9-foot ceilings, rounded corners, a cozy gas fireplace, and brand-new vinyl plank flooring. The kitchen is a standout, offering full-length cabinets with granite countertops, a built-in wine fridge, and a walk-through pantry. Patio doors open to a spacious deck equipped with a gas line—perfect for summer barbecues and entertaining.Upstairs, you'll find a generous bonus room, a convenient laundry room, and three large bedrooms, including a luxurious primary retreat with a spa-like 5-piece ensuite.Outside, the home impresses with its hail-resistant stonetile exterior on the front, new shingles, and beautifully landscaped yard. Poured concrete stairs lead down the side of the house to the backyard, providing
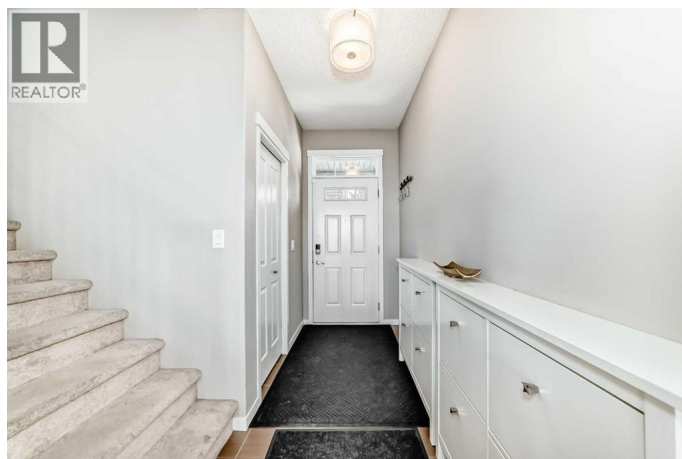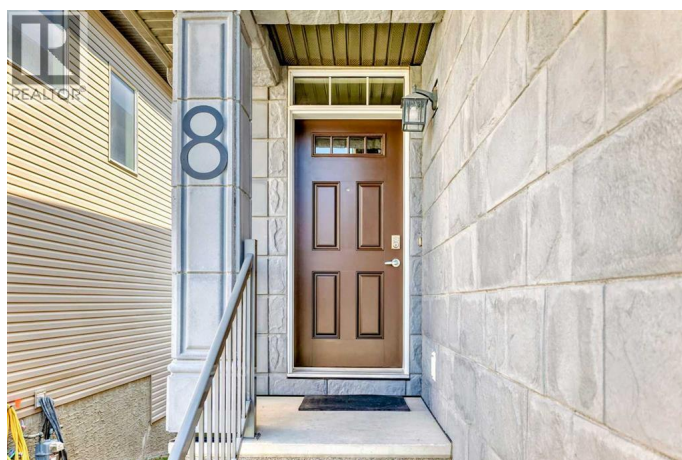
easy access. Additional upgrades include enhanced attic insulation for energy efficiency.This home shows true pride of ownership and is ideally located at the end of a quiet street with a park and playground just steps away. A bus stop and a nearby shopping centre with Co-op make everyday errands simple and convenient. This is an exceptional opportunity to own a truly versatile and well-cared-for home. (id:6289)

Built in 2012

Essential Information

Listing #	A2245011
Price	$799,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,963
Acres	0.09
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8 Sage Bank Way Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0K7

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Wine Fridge, Stove, Dryer, Microwave Range Hood Combo, Hood Fan, See remarks, Window Coverings, Garage door opener
Heating	Electric, Natural gas Baseboard heaters, High-Efficiency Furnace, Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out, Suite

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Greater Calgary Real Estate

Listing information last updated on October 14th, 2025 at 7:47pm PDT