

\$699,900 - 240 Sage Bank Grove Nw, Calgary

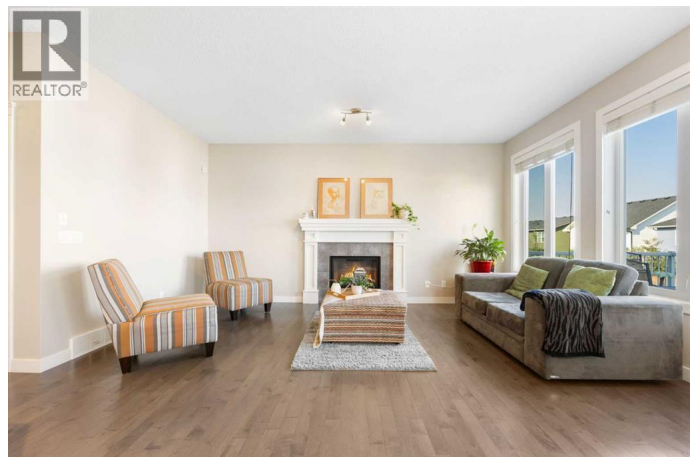
MLS® #A2260502

\$699,900

3 Bedroom, 4.00 Bathroom, 1,714 sqft
Single Family on 0.09 Acres

Sage Hill, Calgary, Alberta

\$15,000 PRICE IMPROVEMENT Welcome to this warm and inviting 3 BED 3.5 BATH home offering over 2,200 sq ft of beautifully developed living space, thoughtfully designed for families who love to gather, entertain and grow. The bright and spacious open-concept main floor is perfect for everyday living, with a modern kitchen, generous dining space, and a cozy living area where everyone can come together. A convenient 2-piece bathroom on this level makes hosting effortless. Upstairs, youâ€™ll find 3 comfortable bedrooms, including a relaxing primary suite with a luxurious 5-piece ensuite, your perfect retreat at the end of the day. A versatile bonus room offers space for movie nights, homework, or playtime, while upper-floor laundry makes family routines easier than ever. The **FULLY DEVELOPED BASEMENT** adds even more living space, featuring a stylish wet bar, a large recreation room ideal for game nights or teen hangouts, and a full bathroom for added convenience. Outside, thereâ€™s even room to add a potential **SIDE ENTRANCE**, giving you flexibility for future possibilities. Recent updates include, (2025) **FRESHLY PAINTED**, (2025) **ROOF & SIDING**, (2025) **REFRIGERATOR**, (2023) **AIR CONDITIONER**. Located in the sought-after community of Sage Hill, this home is close to parks, pathways, schools, shopping and everything your family needs. With its smart layout, modern finishes, and family-friendly design, this is a place where memories are



made and moments are cherished. Call today
to arrange your private showing! (id:6289)

Built in 2013

Essential Information

Listing #	A2260502
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,714
Acres	0.09
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	240 Sage Bank Grove Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0K2

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Wine Fridge, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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