



**166 Sage Bank Grove NW  
Calgary, Alberta**

**MLS # A2303093**



**\$639,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Full Security System, Door Security Camera and Thermostat		

**\*\*OPEN HOUSE Saturday May 9th 11am-2pm\*\* PRICE IMPROVEMENT!!** Beautifully refined two-storey residence in the desirable northwest community of Sage Hill, where modern design meets everyday comfort. Offering over 1,563 square feet of above grade living space and a fully developed basement, this thoughtfully curated home features three spacious bedrooms, three and a half bathrooms, and an attached double garage, creating the ideal balance of sophistication and functionality. A charming front entry introduces a warm and inviting interior defined by elevated finishes, contemporary tones, and an abundance of natural light streaming through expansive windows. The main level presents an open-concept layout designed for effortless living and entertaining. Elegant flooring flows throughout the space, connecting a bright living area with a well-appointed kitchen featuring sleek cabinetry, generous counter space, and a seamless transition into the dining area. The layout encourages connection while still offering defined spaces for everyday comfort, whether hosting guests or enjoying quiet evenings at home. Upstairs, the private retreat continues with a serene primary bedroom designed to provide a relaxing escape. The bedroom offers ample space for a full furniture set and is complemented by a well-designed ensuite and walk-in closet. Additional bedrooms are spacious and versatile, perfect for family, guests, or a dedicated home office. A thoughtfully designed upper-level layout ensures privacy and practicality for modern living. The fully developed basement expands the living experience with a flexible area ideal for recreation, media, or wellness space. Enhanced with Sonopan soundproofing, this lower level offers improved acoustic comfort, making it an excellent setting for a home theatre, music room, gym, or private workspace. The

additional bathroom and finished layout add both convenience and functionality, creating a seamless extension of the home's livable space. Outdoors, the property continues to impress with a well-proportioned lot that offers space for relaxation, entertaining with a CEDAR DECK. The attached double garage provides everyday convenience while maintaining the home's clean architectural appeal. Every detail has been thoughtfully considered to create a cohesive and elevated living environment. Living in Sage Hill offers a lifestyle defined by balance and accessibility. Situated in Calgary's Symons Valley area, the community is known for its scenic pathways, natural ravines, and proximity to shopping, dining, and everyday amenities. Residents enjoy convenient access to major routes such as Stoney Trail and Shaganappi Trail, making commuting throughout the city simple while still preserving a peaceful residential atmosphere. Sage Hill combines modern suburban living with nearby green space, creating a setting that supports both active lifestyles and quiet retreat. Don't miss out on this opportunity to live in Sage Hill