



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

MLS # A2307500



\$679,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, See Remarks		

Inclusions: na

Welcome to 194 Sage Bank Grove NW—a beautifully appointed and thoughtfully upgraded family home offering nearly 1,900 sq ft of refined living space in the highly sought-after community of Sage Hill. Designed with both everyday comfort and elevated style in mind, this residence features 4 spacious bedrooms upstairs and a fully developed basement complete with a versatile rec room—perfect for movie nights, a kids’ play area, or hosting guests. From the moment you step inside, you’re greeted by rich dark hardwood flooring and a warm, inviting atmosphere. The main floor is anchored by a cozy fireplace, creating the perfect focal point for relaxing evenings, while the open-concept layout allows for seamless flow between the living, dining, and kitchen areas—ideal for both entertaining and day-to-day living. The kitchen is a standout, blending timeless finishes with modern functionality. Featuring granite countertops, light cabinetry that brightens the space, and ample prep and storage areas, it offers both style and practicality for the home chef. Large windows throughout the main level fill the home with natural light, enhancing the sense of space and connection to the outdoors. Upstairs, you’ll find four generously sized bedrooms, offering flexibility for families, home offices, or guest accommodations. The layout is designed to provide both privacy and comfort, making it an ideal retreat at the end of the day. Step outside to your private south-facing backyard—an inviting outdoor oasis that captures sunlight throughout the day. Beautifully landscaped and complete with a concrete patio, this space is perfect for summer barbecues, entertaining friends, or simply unwinding in a peaceful setting. Located on a quiet street and close to parks, pathways, schools, and a wide range of amenities, this home offers the

perfect balance of convenience and tranquility. Combining thoughtful design, quality finishes, and a touch of understated luxury, this is a property that truly stands out and feels like home the moment you arrive.