



**113 Sage Bank Crescent NW
Calgary, Alberta**

MLS # A2320543



\$660,000

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|------------------|--|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,863 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, No Back Lane, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to this beautifully maintained, original-owner home in the highly desirable community of Sage Hill! Proudly owned and meticulously cared for by the original owners, a young professional couple, this 2-storey home offers over 1,850 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2.5 bathrooms, and a spacious upper-level bonus room. The bright, open-concept main floor features a functional kitchen with ample cabinetry, a walk-through pantry, and seamless flow into the dining and living areas—perfect for both everyday living and entertaining. Upstairs, you’ll find a generous primary retreat complete with a walk-in closet and private ensuite, along with two additional bedrooms, a full bathroom, and convenient upper-floor laundry. Enjoy peace of mind with numerous recent updates, including a new furnace (2026), roof (2025), gutters (2026), 75-gallon hot water tank (2024), stove (2023), and newer refrigerator. Located just minutes from shopping, restaurants, schools, parks, playgrounds, scenic walking paths, transit, and major roadways, Sage Hill offers the perfect blend of convenience and community. With easy access to Sage Hill Crossing, Creekside Shopping Centre, Costco, and Stoney Trail, this is a fantastic opportunity to own a move-in-ready home in one of NW Calgary’s most sought-after neighbourhoods!