



GRASSROOTS
REALTY GROUP

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57 SAGE BANK Grove NW
Calgary, Alberta

MLS # A2333983



\$580,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Built-in Closet		

Welcome to this beautifully maintained, fully developed 4-bedroom, 3.5-bathroom home in the desirable community of Sage Hill. Ideally located close to parks, schools, shopping, and major roadways, this bright open-concept home features high ceilings, large windows, a cozy gas fireplace, a spacious kitchen, and central air conditioning. Upstairs offers three generous bedrooms, including a primary suite with a walk-in closet and private ensuite, while the fully finished basement adds a large recreation room, fourth bedroom, and full bathroom. Enjoy the sunny south-facing, fully fenced backyard with RV parking—perfect for kids, pets, and entertaining. Move-in ready and offering exceptional value, this is a home you won't want to miss!