



GRASSROOTS
REALTY GROUP

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8 Sage Bank Road NW
Calgary, Alberta

MLS # A2342561



\$689,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1N
Utilities:	-

Inclusions: Black fridge downstairs

Welcome to 8 Sagebank Road NW, a beautifully maintained and thoughtfully designed family home in a wonderful Calgary neighbourhood. Offering an exceptional floor plan with generous living spaces, beautiful finishes, and plenty of room for the whole family, this home is designed for both everyday living and effortless entertaining. Step inside to a bright and welcoming main floor filled with natural light. The open-concept layout brings the kitchen, dining and great room together beautifully, creating a warm and inviting space for family and friends. The great room features stunning coffered ceilings and a gas fireplace, while beautiful light fixtures throughout the home add an elevated finishing touch. The chef-inspired kitchen is both beautiful and highly functional, featuring granite countertops, stainless steel appliances, a double oven, extensive cabinetry, and an abundance of countertop space. The main floor is exceptionally practical with a large pantry and excellent mudroom, providing the storage and organization every busy family appreciates. A convenient powder room completes the main level. Upstairs, the impressive layout continues with three spacious bedrooms, each with its own walk-in closet, providing exceptional storage for everyone. The large bonus room offers a wonderful additional gathering space for movie nights, family time, a playroom, or a home office. The upstairs laundry room is an especially convenient feature, eliminating the need to carry laundry between floors. The primary retreat is spacious and inviting, with a beautiful ensuite featuring separate vanities, each with its own sink and plenty of countertop space, a large soaker tub, and an oversized walk-in shower. It is a comfortable and functional space to get ready for the day or unwind at the end of it. Outside, the backyard has been thoughtfully designed for easy-care outdoor living.

Artificial grass keeps maintenance to a minimum while mature trees and beautiful landscaping provide a lush and private setting. The maintenance-free deck with powder-coated aluminum railings creates the perfect spot for morning coffee or summer entertaining, while the additional patio offers even more space to host family and friends. There are also some significant recent exterior improvements to enjoy, including new Class 4 shingles in September 2025 and new siding and eavestroughs in May 2026. With a well-designed family-friendly floor plan, abundant storage, beautiful finishes, upstairs laundry, a large bonus room, three bedrooms with walk-in closets, and wonderful indoor and outdoor living spaces, this is a home that truly checks the boxes. Convenient access to major roadways makes getting around Calgary easy, while the neighbourhood provides the welcoming community feel families are looking for. A beautiful, bright and exceptionally functional home ready for its next family to enjoy.