



GRASSROOTS
REALTY GROUP

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51 Sage Bank Court NW
Calgary, Alberta

MLS # A2344513



\$719,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Central Vacuum/Attachments, Garage Door Opener, Washer/Dryer As-Is (works great but 1 button cover missing), Shed, TV Mounts, Garage Fridge, Garage Shelves, Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings

METICULOUS CONDITION | OVER 2,900 SF LIVING SPACE | 4 BEDS 3.5 BATH | AIR CONDITIONING | NEW SHINGLES 2025 | 9 FT CELING BASEMENT | BEAUTIFUL LANDSCAPED | CUSTOM CABINET | Welcome to 51 Sage Bank Court NW — a beautifully updated home tucked into a quiet cul-de-sac in the heart of Sage Hill. With fresh paint throughout, thoughtful upgrades, and a highly functional layout, this property offers comfort, style, and everyday convenience for families, professionals, and first-time buyers. The main floor features a bright, open-concept design with large windows and warm natural light. The kitchen is a true highlight, showcasing a spacious kitchen island, quartz countertops, stainless steel appliances, and a generous walk-through pantry—perfect for cooking, hosting, and everyday living. The dining area looks out directly to the back deck equipped with a BBQ gas line, perfect for summer grilling and outdoor entertaining. The living room is centered around a custom-built gas fireplace, adding a beautiful focal point and cozy ambiance to the main floor. A convenient 2-piece bathroom completes the main floor, adding practicality for guests and busy family life. Upstairs, you’ll find a well-designed layout highlighted by a bonus/rec room with elegant French doors and skylights, creating a bright, versatile space ideal for movie nights, a home office, or a kids’ play area. The primary bedroom is a true retreat, offering a luxury 5-piece ensuite complete with a large soaker tub, double sinks, a separate shower, and a walk-in closet. The other 2 bedrooms are good-sized with walk-in closet in each room. The upper level also includes a convenient laundry room, adding everyday practicality. The lower level is fully developed with 9-foot ceiling for open and inviting space. It features a spacious bedroom, a full bathroom, and a cozy

rec room complete with a gas fireplace. Outside, the backyard is designed for both relaxation and enjoyment. It features a stone patio, perfect for outdoor dining or lounging, and a raised garden bed easy to maintain. The double attached garage adds even more value with built-in shelves and upgraded doors with windows. Sage Hill is known for its exceptional convenience. You're minutes from Sage Hill Crossing, Sage Hill Quarter, and Beacon Hill Shopping Centre, offering access to Walmart, Costco, Sobeys, Shoppers Drug Mart, restaurants, caf  s, fitness studios, and everyday essentials. Quick routes to Stoney Trail and Shaganappi Trail make commuting simple, while nearby parks, pathways, and natural ravines offer endless outdoor enjoyment. A freshly updated, well-kept home in a prime NW location — 51 Sage Bank Court NW is ready for its next owner. Book your private showing today and experience the lifestyle this home offers.