



GRASSROOTS
REALTY GROUP

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65 Sage Bank Crescent NW
Calgary, Alberta

MLS # A2349457

\$769,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Gorgeous Family Home | Incredible Location | Close to Liam Field Park & Pirate Playground | 2,243 SqFt + 762 SqFt Finished Basement | Gorgeous Finishes | Hardwood Flooring | Central Air Conditioning | Central Vacuum | EV Charger | New Roof (2024) | New Hot Water Tank (2025) | Freshly Repainted | Open Floor Plan | Brand New Samsung Smart Refrigerator & Dishwasher | Kitchen Island with Barstool Seating | Walk-Through Pantry | Entertainer's Dream | 3 Upper Level Bedrooms | Expansive Primary Retreat with Fireplace & 5pc Ensuite | Grand Upper Level Family Room | Upper Level Laundry | Finished Basement | Wet Bar | Rec Room | Basement Bedroom | 4pc Bathroom | Tons of Storage | Fully Fenced Backyard | Deck with Great Seating Area | BBQ Gas Line. Welcome to this gorgeous family home offering an exceptional blend of space, style & functionality in an incredible location close to Liam Field Park & Pirate Playground! With 2,243 SqFt above grade plus an additional 762 SqFt of finished basement space, there is plenty of room for the whole family to live, relax & entertain. Freshly repainted & featuring hardwood flooring, this home also offers central air conditioning, central vacuum & an EV charger for added comfort & convenience. The inviting main level features a bright, open floor plan where the kitchen, dining & living areas flow seamlessly together, creating an entertainer's dream. The stylish kitchen offers a functional layout with a spacious island featuring barstool seating, a walk-through pantry & brand new Samsung smart refrigerator & dishwasher. Whether you're preparing everyday meals or hosting family & friends, this space is designed to bring everyone together. Upstairs, you'll find 3 spacious bedrooms, a grand family room offering additional space to unwind & the convenience of upper-level laundry. The expansive

primary retreat provides a private escape, complete with its own fireplace & luxurious 5pc ensuite. The additional bedrooms offer excellent space for children, guests or a home office. The fully finished basement expands your living space even further with a recreation room, wet bar, additional bedroom, 4pc bathroom & tons of storage, making it ideal for entertaining, movie nights, overnight guests or extended family. Outside, enjoy the fully fenced backyard featuring a deck with a generous seating area & BBQ gas line, perfect for summer gatherings, outdoor dining & relaxing evenings. Major updates include a new roof in 2024 & a new hot water tank in 2025. With its spacious layout, beautiful finishes, extensive living space & fantastic location near parks and playgrounds, this home is ready to welcome its next family. Hurry & book your showing today!