

# \$860,000 - 53 Sage Bank Crescent Nw, Calgary

MLS® #A2201571

**\$860,000**

5 Bedroom, 4.00 Bathroom, 2,585 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

\*\*\*\*OPEN HOUSE EVERY DAY BY APPOINTMENT \*\*\*Discover this pristine, like-new home in the sought-after Sage Hill N.W. Calgary community, ready for immediate possession! This stunning two-story residence, crafted by Sterling Homes, offers a fully finished layout with 5 spacious bedrooms and over 3,500 square feet of beautifully upgraded living space. Open House every Saturday and Sundayâ€™t miss your chance to see this gem in person. Open concept floor plan with 9ft ceilings on the main floor. This home boasts a huge great room with a gas fireplace & wall-to-wall windows, main floor office/dining room, dining nook with French door to the backyard & maple kitchen with granite counters & oversized island, stainless steel appliances & a walkthrough pantry connected to the mudroom. Upstairs, youâ€™ll find 4 generous bedrooms, including a luxurious master retreat with vaulted ceilings, a sprawling walk-in closet, and a spa-like ensuite boasting a soaker tub, dual vanities, and a separate shower. The family bathroom offers double sinks, and handy 2nd-floor laundry room. Also, the second floor has a huge bonus room with vaulted ceilings...perfect for the kids to play in or for family gatherings. The basement is fully finished with a 5th bedroom, full bathroom & super-sized rec room area with tray ceilings & entertainment Center. Ceramic tile floors in all the bathrooms, lots of storage & closet space. Insulated & drywalled 2 car garage. Fenced backyard with large deck and



lots of trees. New roof, new windows, new fridge, new oven, new dishwasher, new storm door, new air conditioner, all new window coverings, new washer, new garage door, new paint in upper level. As well more insulation was added to the attic to increase the energy efficiency of this home. Close to ravine, walking trails, wide open green spaces and shopping. Easy access to both Shaganappi & Stoney Trails to take you anywhere you want to go. For more information, please call now.

Built in 2012

### **Essential Information**

MLS® #	A2201571
Price	\$860,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,585
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	53 Sage Bank Crescent Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Other

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Level, City Lot, Treed

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 12th, 2025

Days on Market 47

Zoning R-G

## Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.