# \$849,990 - 61 Sage Bank Crescent Nw, Calgary

MLS® #A2226053

## \$849,990

5 Bedroom, 4.00 Bathroom, 2,463 sqft Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Open House Sat 31 May 2025 2.00 pm to 5.00 pm. Stunning luxury home located on a quiet street in the highly desirable community of Sage Hill, offering over 3,400 sq ft of beautifully developed living space. From the moment you enter, you're greeted by a bright and spacious open-concept layout, featuring gleaming hardwood and tile flooring throughout the main level. The large kitchen and dining area is a chef's dream, complete with an oversized granite-topped island, high-end gourmet appliances, and ample cabinetry for storage and meal prep. The adjacent great room boasts a cozy gas fireplace and custom built-ins, perfect for showcasing your favorite dA©cor or keepsakes. A spacious den/office/bedroom is conveniently located off the main floor, along with a full 3-piece bathroom and a well-designed mudroom leading to the oversized attached garage.

Upstairs, the home continues to impress with a luxurious primary suite that includes a spa-like 6-piece en-suite bathroom and a generous walk-in closet. Two more large bedrooms also feature walk-in closets, and a versatile bonus room with dual entrances offers the perfect space for family movie nights or relaxation. The upper floor also includes a dedicated laundry room.

The fully developed and permitted basement adds exceptional living space, featuring two additional bedrooms, a full bathroom, a spacious media room, and a flexible gym area.





The backyard has been professionally landscaped, providing a tranquil setting complete with a beautiful 3-season Sunroom and patio â€" ideal for outdoor entertaining or family time. Additional features include a water softener, roughed-in central vacuum with toe-kick sweeps in the kitchen and bathrooms, and an oversized driveway that adds convenience and extra parking. This home shows 10/10 and is the perfect blend of luxury, comfort, and practicality for modern family living. \*Upgraded shingles to hail resistant shingles, replacement will start at the end of June.

#### Built in 2011

## **Essential Information**

MLS® # A2226053 Price \$849,990

Bedrooms 5
Bathrooms 4.00

Full Baths 4

Square Footage 2,463 Acres 0.10 Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 61 Sage Bank Crescent Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R0J2

#### **Amenities**

Amenities Park, Playground

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

Interior

Interior Features No Smoking Home, Bookcas

Appliances Dishwasher, Dryer, Electric

Range Hood, Refrigerator, W

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Other

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

**Additional Information** 

Date Listed May 29th, 2025

Days on Market 13

Zoning T3R 0J4

HOA Fees 200

HOA Fees Freq. ANN

**Listing Details** 

Listing Office DreamHouse Realty Ltd.

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