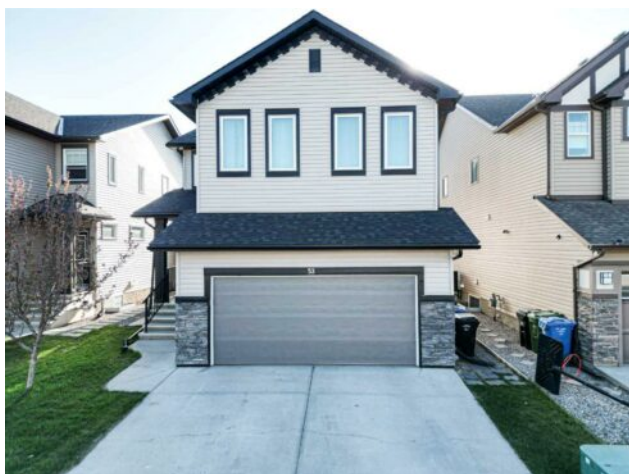


**53 Sage Bank Crescent NW**  
**Calgary, Alberta**

**MLS # A2219236**



**\$849,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,656 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Open House Saturday May 10th 1:00-4:00pm. This beautifully appointed 2-storey residence by Sterling Homes, complete with a fully finished basement, is the perfect blend of functionality, and versatility—ideally located in the highly sought-after community of Sage Hill. With over 3,500 sq. ft. of developed living space, this fully upgraded home features 4 spacious bedrooms upstairs, a central bonus room, and the convenience of upper-floor laundry. The private foyer leads to a front flex room, ideal for a home office, study area, or a cozy play space for kids. The chef’s dream kitchen is outfitted with rich maple hardwood cabinetry, a large central island, brand-new stainless steel appliances (2024), and a walkthrough pantry that connects to a well-organized mudroom. The open-concept living and dining areas feature 9-ft ceilings and a gas fireplace that adds warmth and charm—perfect for entertaining. Upstairs, you’ll find 4 generously sized bedrooms including a luxurious primary retreat with vaulted ceilings, a spacious walk-in closet, and a spa-inspired ensuite featuring a soaker tub, dual vanities, and a separate shower. The main bathroom includes dual sinks, and the bonus room with vaulted ceilings is an excellent space for family movie nights or playtime. A conveniently located upper-level laundry room completes the upper floor. The fully finished basement offers a 5th bedroom, a full bathroom, and a massive recreation room with tray ceilings and a custom entertainment center—ideal for guests or extended family living. Additional highlights include: Insulated & drywalled double garage, Fenced backyard with a large deck and mature trees. Upgrades: West siding, roof, and garage door (2025) High-efficiency triple-pane Low-E windows (2024) Hot water tank (2025) Storm door (2024) Dual-tone air conditioning system (2023)

Main floor roller window coverings (2024) New upper-level paint (2024) Additional attic insulation for improved energy efficiency(2024)  
Located close to scenic ravines, walking trails, open green spaces, and shopping amenities. Easy access to both Shaganappi Trail and  
Stoney Trail makes commuting a breeze. a must-see for those seeking comfort, convenience, and style!