

**248 Sage Bank Grove NW**  
**Calgary, Alberta**

**MLS # A2219959**



**\$829,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to your gorgeous two storey home with a very functional 4 bed plus bonus room with AIR CONDITIONING throughout, a WALK-OUT basement and open concept layout, many upgrades and everything you could want in a family home in the sought after community of Sage Hill! From the moment you enter you notice the gleaming dark hardwood floors and flex space off the foyer/entry. It then opens up to your chefs kitchen with beautiful shaker style cabinetry and custom pantry/storage for all of your smaller kitchen appliances, large quartz island, stainless steel appliance package, large dining space and deck. Your living area is inviting and cozy with upgraded stone gas fireplace and mantle making entertaining an ease with family and friends. Upstairs you have 3 great bedrooms a large bonus room. The primary bedroom is a good size with walk-in closet and 5pc spa-like ensuite with large shower and dual vanities and bath. An UPPER LAUNDRY room and additional 4pc bath complete the level. Your fully finished basement is a walk-out with gorgeous WALK-UP BAR with live edge shelves and matching countertop and bar fridge. A 4th bedroom makes a perfect space for guests or an older teen or parents. The bathroom in the basement is gorgeous with stone base shower and custom tile and upgrades. It truly needs to be seen to be appreciated. Your home also has a double attached garage a fenced yard with a back lane and room for your trailer, this home has it all!