

# \$750,000 - 16 Sage Bank Way Nw, Calgary

MLS® #A2222399

**\$750,000**

4 Bedroom, 4.00 Bathroom, 1,894 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Nestled in the vibrant and family-friendly community of Sage Hill, this fully finished WALKOUT home including 1 BEDROOM ILLEGAL SUITE as well as a BRAND NEW GARAGE DOOR, NEW ROOF AND NEW SIDING and an OVERSIZED GARAGE WITH TALL CEILINGS TO ACCOMMODATE A LIFT! With close proximity to a wide range of amenities and some of the area's most prestigious schools, this is the ideal place to lay down roots and create lasting memories.

As you step inside, you're welcomed with an open home design with FRESH PAINT, NEW LVP FLOORING. Continuing through the main level to the luxury kitchen sleek newer stainless steel appliances, expansive island with quartz countertops, Maple cabinetry, and a walk-in pantry that offers plenty of storage. Head into the living room where you can enjoy the gas fireplace, making it easy to host gatherings or simply enjoy time with loved ones.

Adjacent to the dining room, step out onto a large balcony that overlooks the backyard—perfect for summer BBQs, evening relaxation, or sipping your morning coffee in the sun. Need more parking space, utilize the access to the REAR LANE which also provides extra privacy in the yard.

Upstairs, a large FRONT BONUS ROOM serves as a cozy retreat for movie nights or



weekend lounging. The primary bedroom is filled with natural light and includes a luxurious 4-piece ensuite with quartz countertops, TILE AND GLASS SHOWER and a generously sized walk-in closet. Two additional spacious bedrooms, a second 4-piece bathroom, and a conveniently located laundry room complete the upper floor.

The FULLY FINISHED basement provides additional living space with versatility in mind. Featuring a full kitchen, private in-suite laundry, and a separate entrance from the walk-out backyard, this area is well-suited for extended family, guests, or potential rental income. The covered patio adds even more functional outdoor living space, and the fully updated 4-piece bathroom adds a modern touch to this self-contained level.

Located just minutes from grocery stores, shopping centers, restaurants, and schools ranging from early childhood education to high school, this home is perfectly situated for family life. Easy access to Stoney Trail ensures seamless commutes and connectivity to the rest of the city.

Don't miss this incredible opportunity to settle into a well-appointed home in one of Calgary's most desirable communities. Schedule your private showing today and start your next chapter in Sage Hill.

Built in 2011

**Essential Information**

MLS® #	A2222399
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,894
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	16 Sage Bank Way Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0K7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Alley Access
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	40
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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