

## 61 Sage bank Crescent NW Calgary, Alberta

**MLS # A2226053**



**\$849,990**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,463 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	T3R 0J4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Smoking Home		

**Inclusions:** none

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 decor 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 — 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.