



## 31 Sage Bank Place Calgary Alberta

\$1,098,900

Backing onto a winding ravine & walking trails is this sensational custom home in the popular Symons Valley community of Sage Hill. Offering a total of 4 bedrooms & over 3200sqft of air-conditioned living, this extensively upgraded Trico-built two storey walkout enjoys Acacia engineered hardwood floors & granite countertops, sleek kitchen with stainless steel appliances, heated 3 car garage & fully landscaped pie lot...all in this quiet cul-de-sac just minutes to area shopping & parks. This incredible one-owner home is perfectly designed for both family living & entertaining, featuring the main floor with 9ft ceilings & an expanse of windows, sun-drenched living room with stone-facing gas fireplace, spacious open concept formal dining room, breakfast nook with access onto the large balcony & fully-loaded kitchen with full-height cabinets & soft-close drawers/doors, island with extended counters & upgraded stainless steel appliances including Blomberg dishwasher, water purifier & Dacor built-in convection oven & gas cooktop. Upstairs there are 3 fantastic bedrooms highlighted by the private owners' retreat with wide-open ravine views & electric fireplace, walk-in closet with organizers & luxurious soaker tub ensuite with double vanities, heated floors & oversized glass shower. Between the bedrooms is the bonus room with floor-to-ceiling built-ins, 10ft ceilings & an alcove with built-in bench & desk. The walkout level - with infloor heating & nominal 9ft ceilings, is finished with a rec room with TV cabinet (included), exercise area, 4th bedroom with walk-in closet & full bath...plus lots of extra space for storage. Convenient 2nd floor laundry complete with LG steam washer & dryer, sink & built-in cabinets. The heated & oversized 3 car garage is equipped with both hot water tap & central vacuflo outlet with 1 of 2 sets of attachments. Additional extras & upgrades i...

4pc Bathroom Measurements not available

Recreational, Games room 17.00 Ft x 12.00 Ft

Exercise room 17.92 Ft x 12.00 Ft

Bedroom 16.67 Ft x 11.33 Ft

2pc Bathroom Measurements not available

Living room 16.92 Ft x 15.58 Ft

Other 12.00 Ft x 10.83 Ft

5pc Bathroom Measurements not available

6pc Bathroom Measurements not available

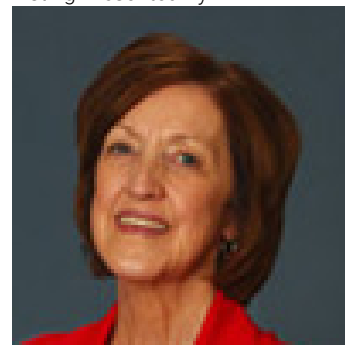
Primary Bedroom 16.00 Ft x 14.00 Ft

Bedroom 14.42 Ft x 11.75 Ft

Bedroom 11.75 Ft x 9.92 Ft

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Listing Presented By:



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CIR

REALTY

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Dining room 9.92 Ft x 9.83 Ft

Bonus Room 18.33 Ft x 13.42 Ft

Kitchen 14.58 Ft x 10.75 Ft

Laundry room 8.42 Ft x 5.33 Ft