



110 SAGE BANK Grove Calgary Alberta

\$649,900

WELCOME to this IMMACULATE 2 Storey HOME Nestled in the Community of SAGE HILL, offering 2,102.89 Sq Ft of DEVELOPED Living Space, w/3 Bedrooms, 3 1/2 Bathrooms, + ATTACHED DOUBLE GARAGE on a 3,379 Sq Ft LOT!! This property seamlessly blends COMFORT + FUNCTIONALITY. You're INVITED in by the Front Porch + GREAT Curb Appeal. Inside, you'll find 9' Ceilings, NEUTRAL Tones + NEW LUXURY VINYL PLANK throughout the HOME, + LARGE Windows that flood the home with NATURAL LIGHT. Just off the Foyer is a door to the Garage, + a CONVENIENT 2 pc Bathroom for guests. Heading into the SLEEK Kitchen, which boasts WHITE Floor-to-Ceiling Cabinetry, GRANITE Countertops including an ISLAND w/Breakfast Bar, SS Appliances (Electric Stove/Oven, Fridge, Dishwasher, Range Hood), a Tiled Backsplash, + a Large Pantry. The Dining Area easily accommodates FAMILY + FRIENDS, w/Patio doors opening to the Backyard, EXTENDING your living space. The OPEN-CONCEPT Floor Plan features a LARGE Living Room, anchored by a GAS Fireplace w/an EXPANSIVE DECORATIVE Stone Feature Wall - perfect for chilly nights as you unwind after a long day or an area to ENTERTAIN with LOVED Ones. Upstairs, the SPACIOUS Primary Bedroom is a PEACEFUL SANCTUARY, complete w/a 4 pc EN-SUITE featuring a Soaker Tub for RELAXING in. A HUGE WALK-IN Closet ensures EASY ORGANIZATION + BUILT-IN STORAGE. Down the hall, there are 2 GOOD-SIZED Bedrooms, a 4 pc Bathroom, + a Convenient Laundry Room. The BRIGHT + AIRY Bonus Room offers a VERSATILE space for a Music room, an Office, Study sessions, + FAMILY time. The Fully Finished Basement adds incredible VERSATILITY + ADDITIONAL living space for the whole family to enjoy. Whether you're watching Movies or Game Nights, setting up a Play area, or hosting overnight GUESTS, this level offers STYLE + FUNCTION. It includes a GENEROUS-SIZED Family Room, a 4 pc Bathroom w/SHELVING, Under the Stairs...

Bonus Room 15.92 Ft x 9.92 Ft

Primary Bedroom 12.42 Ft x 11.92 Ft

Other 8.67 Ft x 4.08 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Bedroom 9.50 Ft x 9.00 Ft

Family room 19.50 Ft x 13.58 Ft

4pc Bathroom 7.83 Ft x 6.17 Ft

Furnace 8.67 Ft x 7.50 Ft

Living room 14.00 Ft x 11.92 Ft

Kitchen 11.58 Ft x 8.17 Ft

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Listing Presented By:



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Bedroom	9.42 Ft x 8.92 Ft	Dining room	9.50 Ft x 9.00 Ft
Laundry room	7.33 Ft x 5.50 Ft	Foyer	8.92 Ft x 4.67 Ft
4pc Bathroom	7.33 Ft x 4.92 Ft	2pc Bathroom	6.42 Ft x 4.92 Ft