



## 239 Sage Bank Grove Calgary Alberta

\$609,990

**\*\*HUGE PRICE REDUCTION \*\*** Step into this charming residence located in the highly sought-after Sage Hill community. Offering 4 spacious bedrooms and 3.5 bathrooms, this home provides plenty of room for your family to thrive. Upon entering, you're welcomed by a cozy living room, where gleaming hardwood floors add both elegance and warmth to the entire space. The open-concept design flows effortlessly into the kitchen, which features sleek granite countertops—both stylish and functional. Just off the kitchen, the inviting dining area is perfect for intimate family dinners or casual gatherings. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite, complemented by two well-appointed bathrooms. The fully finished basement offers even more space, boasting a comfortable family room—perfect for movie nights or quiet relaxation. This level also includes a private bedroom and a full bathroom, ideal for guests or extended family stays. Step outside to the expansive deck, perfect for summer barbecues or relaxing in the sunshine. The home is complete with a detached double garage, providing secure, sheltered parking for your vehicles. Beyond the home, the vibrant Sage Hill community offers everything you need, from reputable schools to a variety of shops and restaurants, all within easy reach. Don't miss the chance to make this beautiful home in Sage Hill yours! (id:6769)

4pc Bathroom 7.42 Ft x 4.92 Ft  
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Primary Bedroom 14.42 Ft x 10.67 Ft  
Bedroom 9.25 Ft x 10.83 Ft  
Bedroom 9.33 Ft x 10.83 Ft  
4pc Bathroom 4.92 Ft x 12.50 Ft  
Office 5.08 Ft x 5.25 Ft  
Family room 7.42 Ft x 19.83 Ft  
Laundry room 5.08 Ft x 5.08 Ft

Bedroom 13.25 Ft x 10.00 Ft  
Foyer 4.08 Ft x 4.08 Ft  
Living room 14.50 Ft x 14.92 Ft  
Other 5.75 Ft x 7.58 Ft  
2pc Bathroom 5.50 Ft x 5.00 Ft  
Dining room 12.75 Ft x 7.67 Ft  
Kitchen 12.75 Ft x 14.42 Ft  
Pantry 3.83 Ft x 3.83 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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