

260 Sage Bank Grove Calgary Alberta

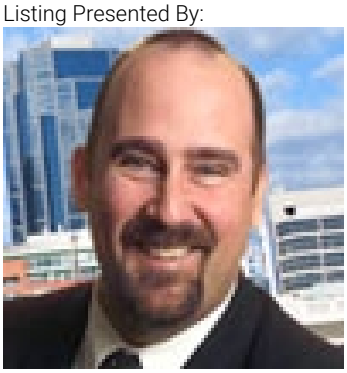
$649,900

Welcome to **260 Sage Bank Grove NW**, a beautifully maintained 2-storey detached home offering **1,797 sq ft of thoughtfully designed living space** in the desirable community of Sage Hill. Situated on a 30' x 108' lot, this inviting property offers 3 bedrooms, a spacious bonus room, a walkout basement, and an incredible backyard retreat designed for entertaining and everyday enjoyment.Upon entering, you are welcomed by a spacious foyer featuring a convenient walk-in entry closet, providing plenty of storage for coats, shoes, and everyday essentials. The bright and inviting main floor showcases hardwood flooring and an open-concept layout that seamlessly connects the kitchen, dining area, and living room. The beautifully appointed kitchen features rich wood cabinetry, granite countertops, stainless steel appliances, a corner pantry, and a generous centre island with seating, making it the perfect gathering place for family and friends. The spacious living room is anchored by a cozy gas fireplace, while the adjoining dining area offers direct access to an expansive rear deck that spans the width of the home, creating a wonderful extension of your indoor living space.Upstairs, you'll find a **large bonus room with vaulted ceilings**, offering the perfect setting for family movie nights, a children's play area, or a second living space. The primary bedroom provides a comfortable retreat, complete with a walk-in closet and private 4-piece ensuite. Two additional generously sized bedrooms, including one with its own walk-in closet, a well-appointed 4-piece bathroom, and the convenience of upper-floor laundry complete this level.The **unfinished walkout basement** offers outstanding potential for future development, with direct access to the backyard and the flexibility to customize the space to suit your family's needs.Step outside and discover a backyard designed for ...

2pc Bathroom 3.58 Ft x 8.75 Ft
Dining room 9.50 Ft x 9.92 Ft
Foyer 7.67 Ft x 10.25 Ft
Kitchen 9.50 Ft x 12.83 Ft
Living room/Dining room 11.50 Ft x 25.33 Ft
Other 7.42 Ft x 9.25 Ft

4pc Bathroom 8.67 Ft x 8.50 Ft
Bedroom 9.75 Ft x 9.83 Ft
Bedroom 9.75 Ft x 9.92 Ft
Bonus Room 15.92 Ft x 14.25 Ft
Laundry room 5.50 Ft x 7.75 Ft
Primary Bedroom 11.83 Ft x 14.83 Ft

Listing Presented By:



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4pc Bathroom 5.50 Ft x 8.75 Ft