



# 267 Sage Bank Grove Calgary Alberta

\$660,000

Welcome to 267 Sage Bank Grove NW, a stunning 2-storey home nestled in the vibrant community of Sage Hill. This meticulously maintained property offers the perfect blend of comfort and elegance, making it an ideal choice for families seeking a modern and functional living space. As you step inside, you are greeted by a bright foyer with soaring ceilings, setting the tone for the open-concept living area that lies ahead. The main floor boasts 8.6ft ceilings and elegant tile flooring, creating a spacious and inviting atmosphere. The living room is perfect for relaxing or entertaining, with ample natural light streaming through large windows. The heart of this home is the upgraded kitchen, featuring granite countertops, a concrete sink, gas stove, and builder-upgraded cabinets that extend to the ceiling, providing plenty of storage space. Adjacent to the kitchen is a cozy dining area, perfect for family meals or casual gatherings. This home offers three generously sized bedrooms, including a luxurious master suite with an ensuite bathroom, both encapsulated with sound batten insulation and a solid core door. The additional 2.5 bathrooms ensure convenience for the entire family. A versatile den provides the perfect space for a home office, study, or playroom. The mudroom, equipped with built-in storage and a flip-top bench, adds a practical touch to the home's design. Recent upgrades include a new 60-gallon hot water tank installed in 2023 and a central vacuum system, enhancing the home's efficiency and convenience. The exterior wall at the back door has been extended across all three levels, adding extra space and functionality to the layout. The 1572 square foot layout is ready for you to move in and enjoy. The west-facing backyard is a beautiful retreat, perfect for outdoor activities and relaxation. Central air conditioning, installed in 2019, ensures comfort during the...

3pc Bathroom 5.75 Ft x 12.00 Ft  
 4pc Bathroom 9.50 Ft x 4.92 Ft  
 Bedroom 9.50 Ft x 10.42 Ft  
 Bedroom 12.92 Ft x 8.92 Ft  
 Primary Bedroom 13.00 Ft x 16.75 Ft  
 Other 5.75 Ft x 8.42 Ft

Other 11.92 Ft x 12.08 Ft  
 Foyer 13.67 Ft x 9.42 Ft  
 Kitchen 13.00 Ft x 14.25 Ft  
 Living room 13.00 Ft x 14.50 Ft  
 Office 12.42 Ft x 7.00 Ft  
 2pc Bathroom 4.83 Ft x 5.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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