# \$699,900 - 240 Sage Bank Grove Nw, Calgary

MLS® #A2260502

## \$699,900

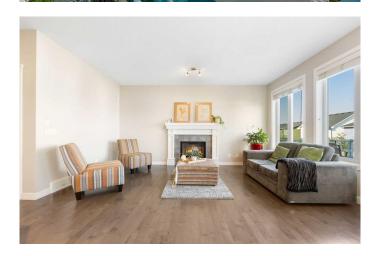
3 Bedroom, 4.00 Bathroom, 1,714 sqft Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

\*OPEN HOUSE SATURDAY 1PM-3PM & SUNDAY 2PM-4PM\* \$15,000 PRICE IMPROVEMENT Welcome to this warm and inviting 3 BED 3.5 BATH home offering over 2,200 sq ft of beautifully developed living space, thoughtfully designed for families who love to gather, entertain and grow. The bright and spacious open-concept main floor is perfect for everyday living, with a modern kitchen, generous dining space, and a cozy living area where everyone can come together. A convenient 2-piece bathroom on this level makes hosting effortless. Upstairs, you'II find 3 comfortable bedrooms, including a relaxing primary suite with a luxurious 5-piece ensuite, your perfect retreat at the end of the day. A versatile bonus room offers space for movie nights, homework, or playtime, while upper-floor laundry makes family routines easier than ever. The FULLY DEVELOPED BASEMENT adds even more living space, featuring a stylish wet bar, a large recreation room ideal for game nights or teen hangouts, and a full bathroom for added convenience. Outside, there's even room to add a potential SIDE ENTRANCE, giving you flexibility for future possibilities. Recent updates include, (2025) FRESHLY PAINTED, (2025) ROOF & SIDING, (2025) REFRIGERATOR, (2023) AIR CONDITIONER. Located in the sought-after community of Sage Hill, this home is close to parks, pathways, schools, shopping and everything your family needs. With its smart







layout, modern finishes, and family-friendly design, this is a place where memories are made and moments are cherished. Call today to arrange your private showing!

#### Built in 2013

### **Essential Information**

MLS® # A2260502 Price \$699,900

Bedrooms 3 Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,714 Acres 0.09 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 240 Sage Bank Grove Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0K2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Bar, Central Vacuum, Granite Counters, High Ceilings, No Animal

Home, No Smoking Home, Open Floorplan, Pantry

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Family Room

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed September 26th, 2025

Days on Market 47

Zoning R-G

## **Listing Details**

Listing Office CIR Realty

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