

\$1,098,900 - 31 Sage Bank Place Nw, Calgary

MLS® #A2152823

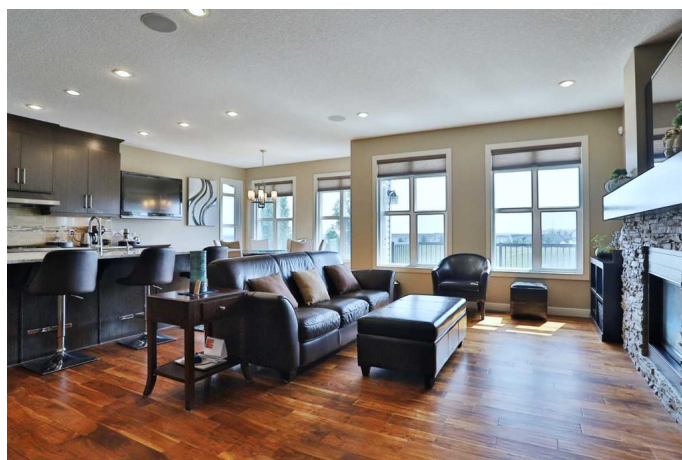
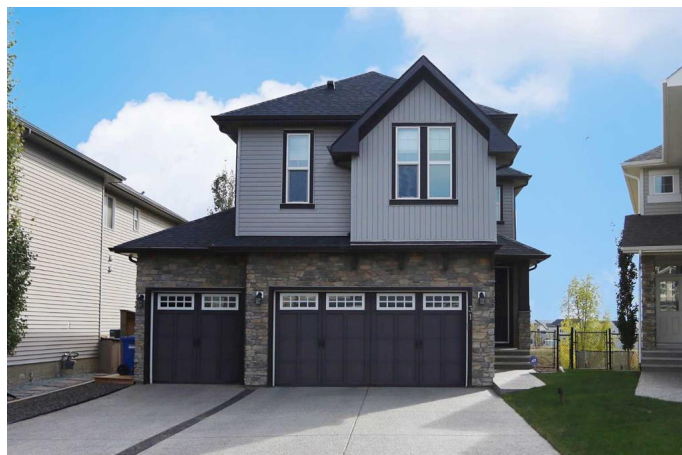
\$1,098,900

4 Bedroom, 4.00 Bathroom, 2,534 sqft

Residential on 0.15 Acres

Sage Hill, Calgary, Alberta

Backing onto a winding ravine & walking trails is this sensational custom home in the popular Symons Valley community of Sage Hill. Offering a total of 4 bedrooms & over 3200sqft of air-conditioned living, this extensively upgraded Trico-built two storey walkout enjoys Acacia engineered hardwood floors & granite countertops, sleek kitchen with stainless steel appliances, heated 3 car garage & fully landscaped pie lot...all in this quiet cul-de-sac just minutes to area shopping & parks. This incredible one-owner home is perfectly designed for both family living & entertaining, featuring the main floor with 9ft ceilings & an expanse of windows, sun-drenched living room with stone-facing gas fireplace, spacious open concept formal dining room, breakfast nook with access onto the large balcony & fully-loaded kitchen with full-height cabinets & soft-close drawers/doors, island with extended counters & upgraded stainless steel appliances including Blomberg dishwasher, water purifier & Dacor built-in convection oven & gas cooktop. Upstairs there are 3 fantastic bedrooms highlighted by the private owners' retreat with wide-open ravine views & electric fireplace, walk-in closet with organizers & luxurious soaker tub ensuite with double vanities, heated floors & oversized glass shower. Between the bedrooms is the bonus room with floor-to-ceiling built-ins, 10ft ceilings & an alcove with built-in bench & desk. The walkout level - with infloor heating & nominal 9ft ceilings, is finished with a rec room with TV



cabinet (included), exercise area, 4th bedroom with walk-in closet & full bath...plus lots of extra space for storage. Convenient 2nd floor laundry complete with LG steam washer & dryer, sink & built-in cabinets. The heated & oversized 3 car garage is equipped with both hot water tap & central vacuflo outlet with 1 of 2 sets of attachments. Additional extras & upgrades include granite counters & Toto toilets in the bathrooms, built-in ceiling speakers on all 3 levels, Hunter Douglas blinds, Ecobee thermostat, BLINK video doorbell, new boiler for the infloor heating in 2022, indirect-fired stainless steel hot water tank for the house, 9ft ceilings on the main & upper levels, irrigation system, 7.1 speaker wiring in the bonus room & 5.1 speaker wiring in the walkout level, aggregate driveway/walkways & large storage shed in the fenced backyard with covered patio, interlocking stone patio & gate to the ravine & walking paths. A truly exceptional home in this prime location only minutes to shopping (Sage Hill Crossing, Sage Hill Quarter, Walmart, TnT, Gates of Nolan Hill & Beacon Hill) & easy access to major transportation corridors (Symons Valley Parkway & Sarcee/Shaganappi/Stoney Trails) to take you to the University of Calgary, Foothills Medical Centre, LRT, downtown & beyond!

Built in 2012

Essential Information

MLS® #	A2152823
Price	\$1,098,900
Sold Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,534

Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Sage Bank Place Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J3

Amenities

Amenities	Park
Parking Spaces	9
Parking	Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Refrigerator, Range Hood, Washer, Window Coverings, Water Purifier
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Master Bedroom, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Environmental

Reserve, Front Yard, Garden, Greenbelt, Landscaped, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Views

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	November 4th, 2024
Days on Market	98
Zoning	R-G
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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