

\$850,000 - 96 Sage Bank Crescent Nw, Calgary

MLS® #A2156951

\$850,000

6 Bedroom, 4.00 Bathroom, 2,309 sqft

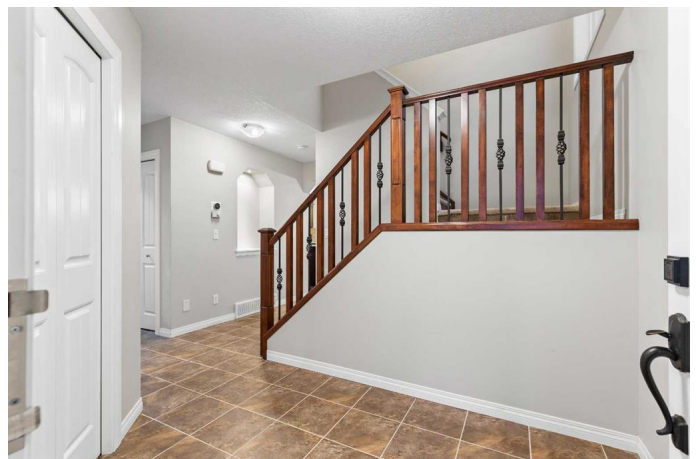
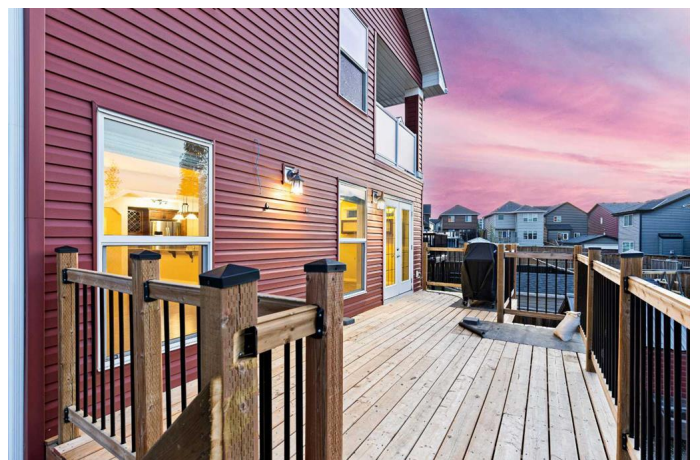
Residential on 0.12 Acres

Sage Hill, Calgary, Alberta

Step into this custom-built Shane home and be immediately captivated by the timeless hardwood floors. The main level is centred around a stunning granite island, complemented by a Nuvo audio system that fills the entire home with sound. This entertainment hub seamlessly extends to the outdoor living space, featuring a gorgeous cedar deck that spans the full width of the house. The sense of continuity continues upstairs with a private deck off the primary bedroom, a spacious walk-in closet, and a luxurious 5-piece ensuite. The upper level offers ample space for the entire family with three additional bedrooms, a 4-piece bathroom, a convenient laundry room, and a versatile bonus room with a towering cathedral ceiling stretching across the full width of the front of the house.

The 2-bedroom, 1-bath illegally suited walkout basement is a standout feature, offering 950 square feet of developed living space. Previously used as an in-law suite, it includes its own laundry facilities, a separate side entry, and a walkout entry at the rear.

This original-owner home is ready to create new memories for another multi-generational family seeking a safe neighbourhood with plenty of schools and amenities nearby. Book your showing today! **Be sure to view will feature sheet**



Built in 2011

Essential Information

MLS® #	A2156951
Price	\$850,000
Sold Price	\$838,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,309
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	96 Sage Bank Crescent Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Range, Electric Water Heater, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, See Through, Three-Sided
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Barbecue, BBQ gas line, Garden
Lot Description	Back Yard, City Lot, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	September 19th, 2024
Days on Market	36
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Synterra Realty
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