

# \$619,000 - 56 Sage Bank Link Nw, Calgary

MLS® #A2174530

**\$619,000**

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

This gorgeous Morrison Home is the award winning "Blakely" model and comes with 3 bedrooms, 2.5 baths plus an office/den and double detached garage. The main level consists of an open floor plan with a tiled front entrance, wrought iron railings and 9' ceilings through-out making this home feel bright and spacious. The gourmet kitchen offers upgraded S/S appliances, granite countertops, tiled backsplashes, dark custom cabinets, a corner pantry plus a large center island that overlooks the separate dining area and large living room that grants access to the back deck/yard. Completing the main floor is a good sized den/office with a large window and a 2pc bath. Upstairs you will find the huge Master bedroom with a walk in closet plus a 3pc ensuite with a gorgeous oversized low step tiled shower. Two additional bedrooms, a 4pc bath and laundry room complete the upper level. The basement awaits your personal touches and comes with high ceilings, rough-in plumbing for a bathroom plus enlarged windows that bring in tons of natural sunlight. Additional Bonuses Include: Central Air Conditioning, H.E Furnace plus rough-in for central vacuum. Completing this immaculate home is a fully fenced/landscaped yard with a huge back deck and Double detached garage. Located close to schools, parks, City transit, major shopping and easy access to main roadways.

Built in 2012



## Essential Information

MLS® #	A2174530
Price	\$619,000
Sold Price	\$616,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	56 Sage Bank Link Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J9

## Amenities

Parking Spaces	4
Parking	Double Garage Detached

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Concrete, Metal Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 21st, 2024
Date Sold	November 12th, 2024
Days on Market	22
Zoning	R-1N
HOA Fees	0.00

**Listing Details**

Listing Office	Greater Calgary Real Estate
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