

# \$849,990 - 61 Sage Bank Crescent Nw, Calgary

MLS® #A2226053

**\$849,990**

5 Bedroom, 4.00 Bathroom, 2,463 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Open House Sat 31 May 2025 2.00 pm to 5.00 pm. Stunning luxury home located on a quiet street in the highly desirable community of Sage Hill, offering over 3,400 sq ft of beautifully developed living space. From the moment you enter, you're greeted by a bright and spacious open-concept layout, featuring gleaming hardwood and tile flooring throughout the main level. The large kitchen and dining area is a chef's dream, complete with an oversized granite-topped island, high-end gourmet appliances, and ample cabinetry for storage and meal prep. The adjacent great room boasts a cozy gas fireplace and custom built-ins, perfect for showcasing your favorite décor or keepsakes. A spacious den/office/bedroom is conveniently located off the main floor, along with a full 3-piece bathroom and a well-designed mudroom leading to the oversized attached garage.

Upstairs, the home continues to impress with a luxurious primary suite that includes a spa-like 6-piece en-suite bathroom and a generous walk-in closet. Two more large bedrooms also feature walk-in closets, and a versatile bonus room with dual entrances offers the perfect space for family movie nights or relaxation. The upper floor also includes a dedicated laundry room.

The fully developed and permitted basement adds exceptional living space, featuring two additional bedrooms, a full bathroom, a spacious media room, and a flexible gym area.



The backyard has been professionally landscaped, providing a tranquil setting complete with a beautiful 3-season Sunroom and patio – ideal for outdoor entertaining or family time. Additional features include a water softener, roughed-in central vacuum with toe-kick sweeps in the kitchen and bathrooms, and an oversized driveway that adds convenience and extra parking. This home shows 10/10 and is the perfect blend of luxury, comfort, and practicality for modern family living. \*Upgraded shingles to hail resistant shingles, replacement will start at the end of June.

Built in 2011

### Essential Information

MLS® #	A2226053
Price	\$849,990
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,463
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	61 Sage Bank Crescent Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0J2

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Bookcas
Appliances	Dishwasher, Dryer, Electric Range Hood, Refrigerator, W
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

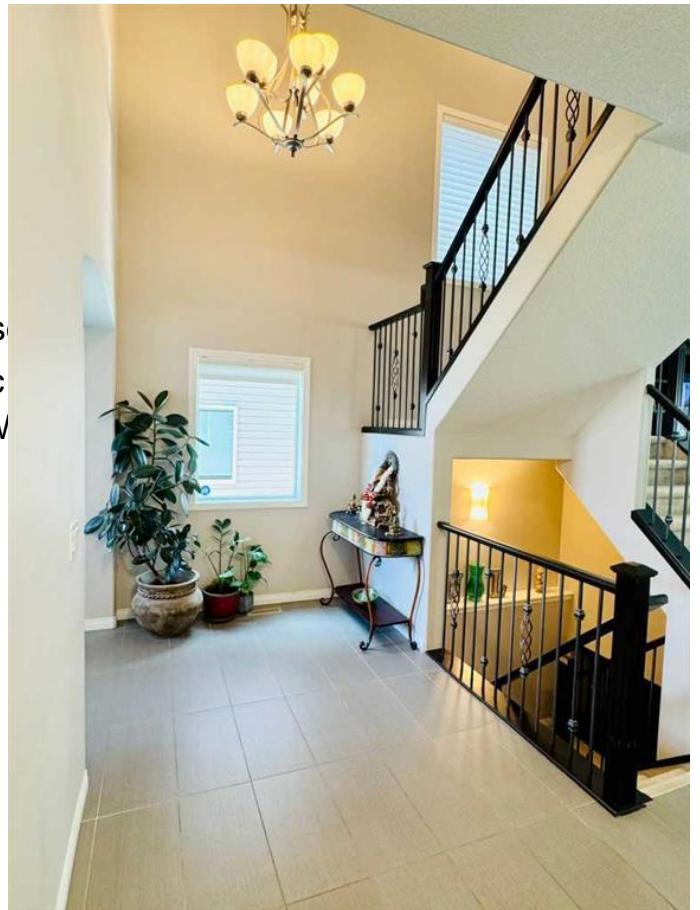
Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	13
Zoning	T3R 0J4
HOA Fees	200
HOA Fees Freq.	ANN

### Listing Details

Listing Office	DreamHouse Realty Ltd.
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