

# \$699,900 - 11 Sage Bank Court Nw, Calgary

MLS® #A2224873

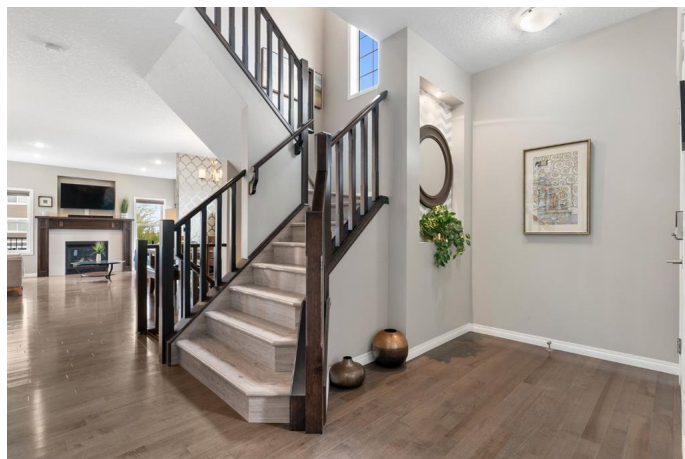
**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,019 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

Welcome Home. This beautifully maintained two storey home is perfectly positioned on a spacious and sunny corner lot at the entrance of a quiet cul-de-sac and is across from a park. Offering the best of comfort and convenience in the heart of Sage Hill. From its inviting curb appeal, beautiful trees, and its functional and stylish layout, this home checks all the boxes. Be prepared to fall in love when you step inside to a bright and spacious main level where elegant hardwood and tile flooring set a clean, modern tone. The kitchen is a true highlight, featuring rich cabinetry, a stainless steel appliance package with a gas stove, and a large central island—perfect for everyday functionality, entertaining, and bringing everyone together in the heart of the home. A large walk-through pantry seamlessly connects to the spacious mudroom, complete with a convenient storage bench, hooks, and extra cabinetry—offering effortless organization and a clutter-free entryway. Large windows flood the living and dining areas with natural light, while a cozy gas fireplace adds warmth and charm—perfect for everyday living and entertaining. Upstairs, you’ll find a spacious bonus room ideal for a media setup, home office, or play space. Enjoy easy maintenance and a modern, allergy-friendly living space with no carpets on the upper levels. Designed as a calming retreat, the serene primary suite offers a stylish feature wall, a spacious walk-in closet for effortless organization, and a spa-inspired ensuite



complete with dual vanities, a deep soaker tub, and an oversized showerâ€”perfect for unwinding after a long day. This level includes two generously sized bedrooms, a full bathroom, and a functional laundry room with ample storageâ€”making daily routines smoother and keeping everything organized and within reach. The unfinished basement has rough in plumbing and is ready for your future development plans. You will love your outdoor living with a great yard offering an oversized deck, a great space for summer fun. The hidden utility storage underneath keeps outdoor gear and toys neatly out of sight. The backyard is fully fenced with plenty of room to play, garden, or relax and the irrigation system helps make lawn maintenance a breeze, not to mention the RV gate makes for easy access. and RV storage options . A large double attached front garage and wide driveway provide ample parking and storage solutions. Located in a walkable pocket of Sage Hill just steps from the park and close to major amenities, shopping, and restaurantsâ€”with quick access to Stoney Trailâ€”this is a home that combines lifestyle, location, and long-term value. Don't miss your chance to see this one today.

Built in 2012

### **Essential Information**

MLS® #	A2224873
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,019
Acres	0.11
Year Built	2012

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11 Sage Bank Court Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0K7

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Corner Lot, Underground Sprinklers
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	120
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	CIR Realty
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