

\$699,900 - 240 Sage Bank Grove Nw, Calgary

MLS® #A2260502

\$699,900

3 Bedroom, 4.00 Bathroom, 1,714 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

\$15,000 PRICE IMPROVEMENT Welcome to this warm and inviting 3 BED 3.5 BATH home offering over 2,200 sq ft of beautifully developed living space, thoughtfully designed for families who love to gather, entertain and grow. The bright and spacious open-concept main floor is perfect for everyday living, with a modern kitchen, generous dining space, and a cozy living area where everyone can come together. A convenient 2-piece bathroom on this level makes hosting effortless. Upstairs, you'll find 3 comfortable bedrooms, including a relaxing primary suite with a luxurious 5-piece ensuite, your perfect retreat at the end of the day. A versatile bonus room offers space for movie nights, homework, or playtime, while upper-floor laundry makes family routines easier than ever. The **FULLY DEVELOPED BASEMENT** adds even more living space, featuring a stylish wet bar, a large recreation room ideal for game nights or teen hangouts, and a full bathroom for added convenience. Outside, there's even room to add a potential **SIDE ENTRANCE**, giving you flexibility for future possibilities. Recent updates include, (2025) **FRESHLY PAINTED**, (2025) **ROOF & SIDING**, (2025) **REFRIGERATOR**, (2023) **AIR CONDITIONER**. Located in the sought-after community of Sage Hill, this home is close to parks, pathways, schools, shopping and everything your family needs. With its smart layout, modern finishes, and family-friendly design, this is a place where memories are



made and moments are cherished. Call today
to arrange your private showing!

Built in 2013

Essential Information

MLS® #	A2260502
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,714
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Sage Bank Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0K2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Wine Refrigerator

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 26th, 2025
Days on Market	14
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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