

# \$849,900 - 53 Sage Bank Crescent Nw, Calgary

MLS® #A2219236

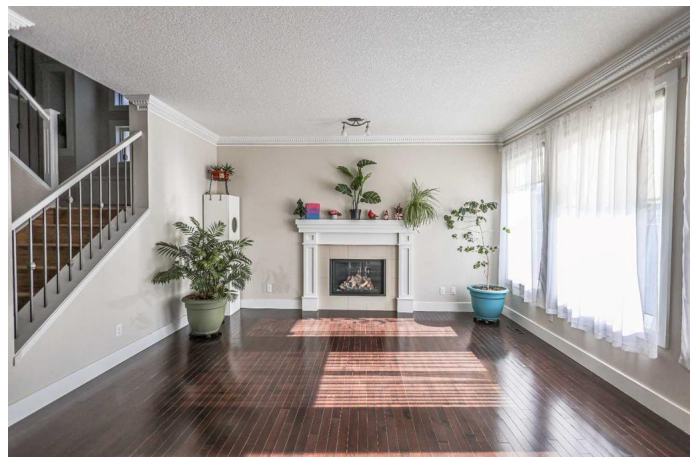
**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,656 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Open House Every Sunday 1:00-4:00pm. This beautifully appointed 2-storey residence by Sterling Homes, complete with a fully finished basement, is the perfect blend of functionality, and versatility—ideally located in the highly sought-after community of Sage Hill. With over 3,500 sq. ft. of developed living space, this fully upgraded home features 4 spacious bedrooms upstairs, a central bonus room, and the convenience of upper-floor laundry. The private foyer leads to a front flex room, ideal for a home office, study area, or a cozy play space for kids. The chef's dream kitchen is outfitted with rich maple hardwood cabinetry, a large central island, brand-new stainless steel appliances (2024), and a walkthrough pantry that connects to a well-organized mudroom. The open-concept living and dining areas feature 9-ft ceilings and a gas fireplace that adds warmth and charm—perfect for entertaining. Upstairs, you'll find 4 generously sized bedrooms including a luxurious primary retreat with vaulted ceilings, a spacious walk-in closet, and a spa-inspired ensuite featuring a soaker tub, dual vanities, and a separate shower. The main bathroom includes dual sinks, and the bonus room with vaulted ceilings is an excellent space for family movie nights or playtime. A conveniently located upper-level laundry room completes the upper floor. The fully finished basement offers a 5th bedroom, a full bathroom, and a massive recreation room with tray ceilings and a custom entertainment center—ideal for



guests or extended family living. Additional highlights include: Insulated & drywalled double garage,Fenced backyard with a large deck and mature trees. Upgrades: West siding, roof, and garage door (2025) High-efficiency triple-pane Low-E windows (2024) Hot water tank (2025) Storm door (2024) Dual-tone air conditioning system (2023) Main floor roller window coverings (2024) New upper-level paint (2024) Additional attic insulation for improved energy efficiency(2024) Located close to scenic ravines, walking trails, open green spaces, and shopping amenities. Easy access to both Shaganappi Trail and Stoney Trail makes commuting a breeze. a must-see for those seeking comfort, convenience, and style!

Built in 2012

**Essential Information**

MLS® #	A2219236
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,656
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	53 Sage Bank Crescent Nw
Subdivision	Sage Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0J2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground
Lot Description	Back Yard, Few Trees, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	13
Zoning	R-G

### Listing Details

Listing Office	TrustPro Realty
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