

**15 Sage Bank Road**  
**Calgary, Alberta**

**MLS # A2184868**



**\$649,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** None

BEAUTIFUL FULLY FINISHED two story home on QUIET street in Sage Hill. SUNNY west - landscaped & fenced backyard. BRIGHT and OPEN main floor plan featuring GREAT ROOM concept with gas FIREPLACE and HARDWOOD FLOORING - OPEN kitchen with island and full compliment of NEW appliances - Cooking Range (2023), Refrigerator (2023), Dishwasher (2023), Air Condition (2023) and NEW Countertop PLUS eating area with PATIO door to deck and back yard - MAIN floor laundry and a two-piece powder room. Upstairs features a SPACIOUS master bedroom with walk-in closet & 3 piece ensuite bathroom. Also two nice sized bedrooms with walk-in closets and a large 4 piece bathroom. Lower level feature LARGE family room - 3 pce bathroom and a COMPUTER area. Sage Hill a wonderful family-oriented community in North Calgary with easy access to Stoney Trail and surrounded by amenities, parks, pathway, shops, restaurants and public transportation. Don't miss out - CHECK - it - OUT !!